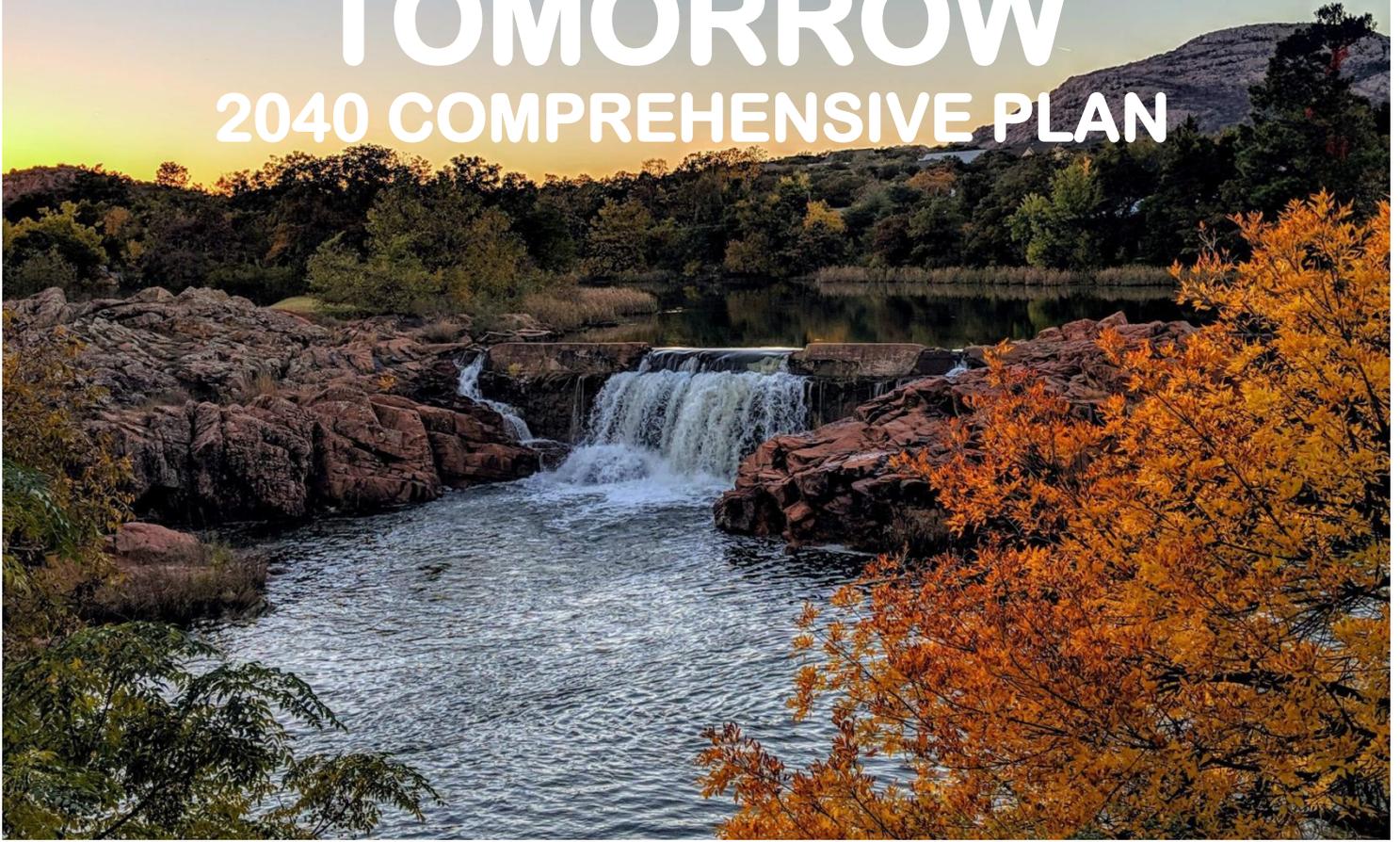


MEDICINE PARK TOMORROW 2040 COMPREHENSIVE PLAN



154 East Lake Drive, Medicine Park, OK 73557

P.O. Box 231, Medicine Park, OK 73557

Hours: Monday – Friday 9am-4pm

Phone: 580-529-2825

Email: mptownhall@medicinepark.com

The Medicine Park Comprehensive Plan: A “Living Document” upon adoption to be reviewed quarterly to help govern Medicine Park goals and initiatives. Adopted by Medicine Park leadership.

Mayor Signature _____ Date _____

Trustee Signature _____ Date _____

MESSAGE FROM OUR STEERING COMMITTEE

On behalf of our residents, the steering committee presents this document containing ideas, plans and insights concerning the future of Medicine Park. This document incorporates input from many different sources including public surveys and stakeholder interviews, town staff, steering committee members, market analysis studies and census data. This planning process was not intended to result in a consensus document, but rather a collective set of recommendations for the future that will allow Medicine Park to continue in its growth and development as a desirable community in Comanche County.

The Medicine Park Tomorrow 2040 Comprehensive Plan is both visionary and practical. Started in 2020 the Medicine Park Comprehensive Plan a “Living Document” will serve as a guide for many years by providing the planning framework for decision-making. The steering committee included a diverse representation of residents, local businesses and town leaders, working together to gather data to form the content and priorities of the plan.

This Comprehensive Plan represents you, the citizens of Medicine Park. We want to thank those of you that participated in our public input meeting, provided personal input and filled out the survey. You are part of the magic; we have compiled your thoughts, ideas and vision in this plan. Remember, “we” are “they,” they make it happen, this is our community, our vision for tomorrow, and our dream. To accomplish the goals in this comprehensive plan, our decision-making must include working together, while tapping the strengths and diversity of the citizens of the community. We must clearly understand the fiscal impacts of our decision-making. Finally, we must be consistent, coordinated and flexible in executing this plan.

We have come together to make Medicine Park the best it can be today and tomorrow.

ACKNOWLEDGEMENTS

STEERING COMMITTEE

Lynn Null

Candace McCoy

Christie Myers

Noel Alsbrook

Dwight Cope

Elvis Shepherd

Diane Denham

Roger Holder

TOWN STAFF

Roger Johnson

Shawn Bryans

Tom Crawford

Travis Craig

Yolanda Ramos

Candy Hanza

Additional Resource Team

Gary Gregory

David Farmer

Tyler Wright

David Schucker

Fran Topping

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APPENDIX A - IMPLEMENTATION GUIDE

Programs, Actions & Sequence (This includes proposed changes to any applicable zoning ordinances, official maps, sign regulations, flood, erosion and water control ordinances, site plan regulations, design review ordinances, building codes, sanitary codes, or subdivision ordinances.)
Describe how each element of the plan will be integrated and consistent with other elements of the plan.
Include a mechanism to measure the local government units progress toward achieving all aspects of the plan.
Include a process for reviewing the comprehensive plan annually and updating the comprehensive plan once every 10 years.

APPENDIX B - PUBLIC INPUT

Public Participation Survey Results conducted prior to the construction of the Medicine Park Comprehensive Plan
The Survey was available on the Medicine Park Web Page, Facebook, In person at the Town Hall and a Direct Mail sent to all residents communicating all options to participate.

APPENDIX C - COMMERCIAL PARCELS

Medicine Parks revenue is driven by Sales Tax, Use Tax and Lodging Tax. Managing land use, commercial parcels of Property and maintaining a healthy mix of based on data revenue history supports a healthy community.

INTRODUCTION



Medicine Park's process to update the comprehensive plan takes a strategic approach to updating the previous plan focusing on topics such as economic health, housing, quality of life and public facilities.

BACKGROUND

With a modest population of approximately 488 (2020 Census) Medicine Park adopted its first comprehensive plan in 1980 to help guide officials in making decisions for the betterment of the community. With the accomplishment of many of the initiatives laid out in the first plan, this 2040 edition of the plan aims to ensure that it remains an actively used document.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan looks at the various elements of Medicine Park and creates a series of broad policies to help guide future decisions about the physical, economic and social aspects of the community. Comprehensive plans are general in nature and are purposely long-term, recognizing that some visions cannot be achieved immediately but take years to accomplish. Some planning efforts are localized, undertaken by the town itself, while others are regional and involve the town as a player in regional dynamics. The list of related planning efforts below identifies an extensive sampling of some of the plans and processes that are utilized in combination with this plan.

HOW THIS PLAN IS ORGANIZED

This plan is organized into chapters by topic. Each topic has three main sections:

1. Background and Overview
2. Future Outlook and Needs
3. Initiatives

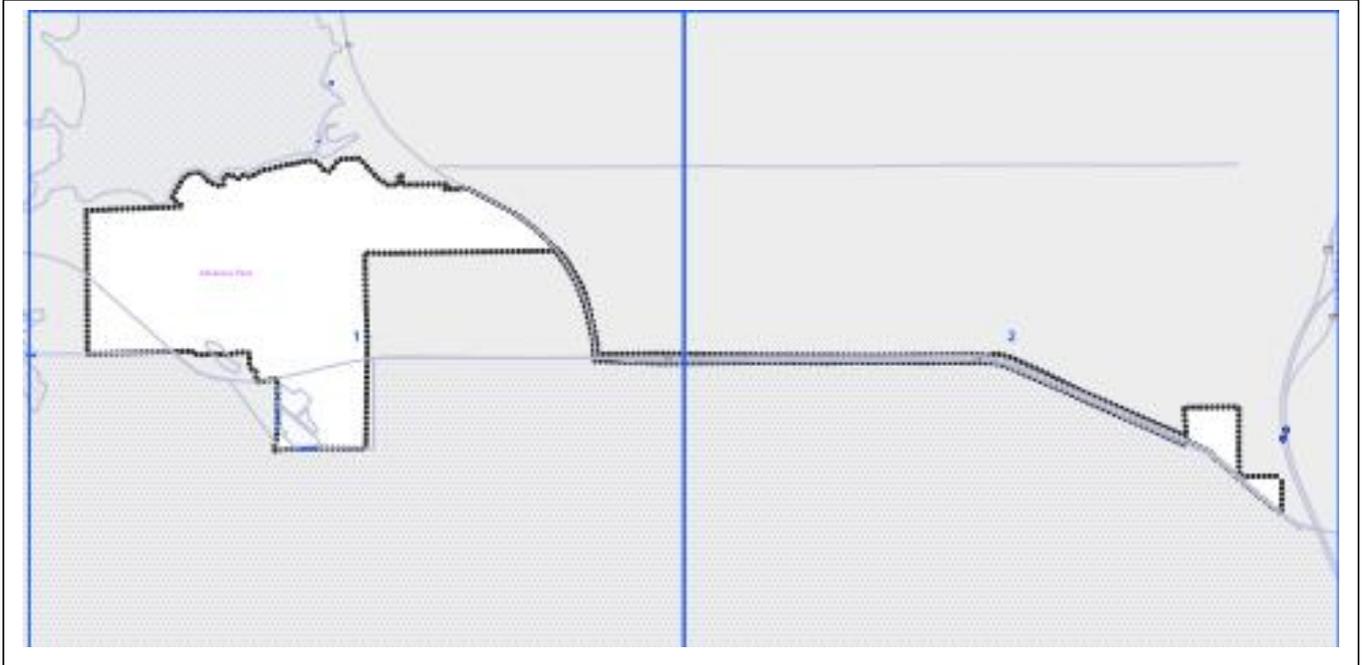
RELATED PLANNING EFFORTS

- > Oklahoma State Fish Hatchery
- > Wichita Wildlife Refuge
- > Lake Lawtonka
- > Lake Elmer Thomas
- > Fort Sill

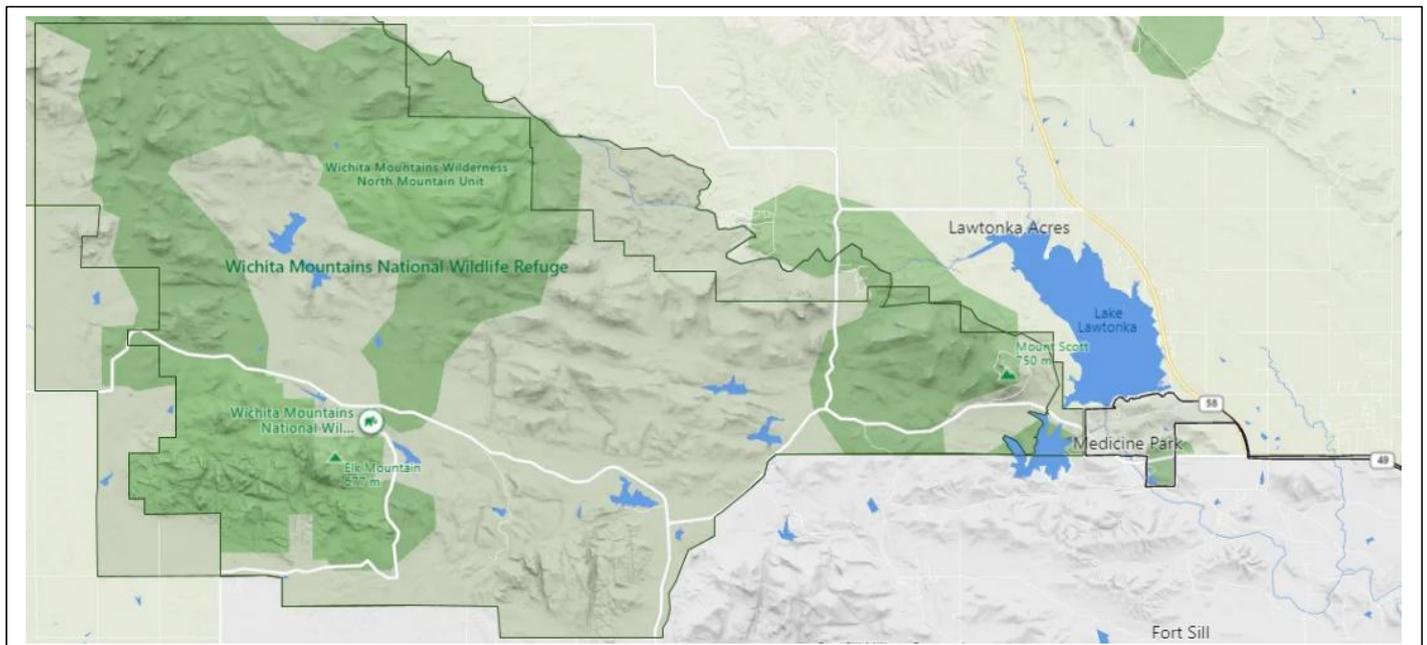
MEDICINE PARK ANALYSIS

An analysis was completed for identification of general market conditions and a wide range of residential and commercial near-term (re)development opportunities in Medicine Park. The findings identified should not be considered a directive on what type or quantity of development should occur, but rather a reference for whatever future development is desired by Medicine Park and its residents. During the work, the 2020 census data was utilized.

Medicine Park Land Boundary Map 2.06 Square Miles



Medicine Park, Lake Lawtonka 2,398 acres, Wichita Wildlife Refuge 60,000 Acres



PUBLIC PARTICIPATION

Medicine Park invited the citizens, and anyone interested to come together to think about what’s next for the community.

PROCESS HIGHLIGHTS

1. A Comprehensive Plan Steering Committee was formed, ensuring a broad representation of the community.
2. The Steering Committee met on a regular basis to discuss and provide input and guidance on the planning process, background research and draft plan elements.
3. Stakeholder interviews were held to gather input from and understand the interests of the various community representatives, regional agencies, and other interest groups.
4. The draft plan was reviewed by the Steering Committee and the public for feedback and comments.
5. The plan will go through a formal adoption process.

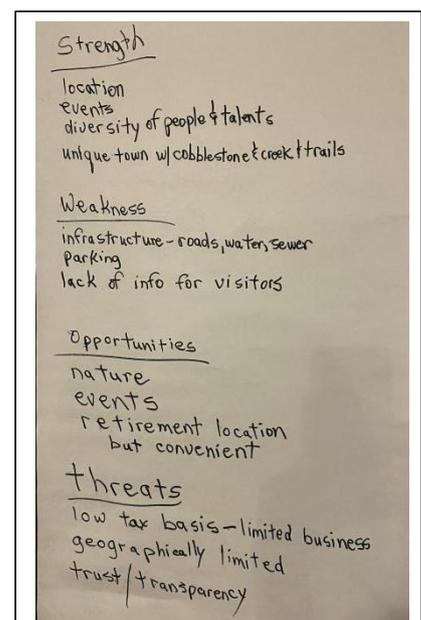


MEDICINE PARK SURVEY RESULTS

Medicine Park 2020 Population 476..... 162 Surveys completed.

Deviation 7% (Acceptable 4-8%)

The survey covered various area of community development and their level of importance.



MP SWOT Analysis

VISION

Medicine Park is a quirky, diversified, unique cobblestone resort community.

**We envision preserving and expanding the rich diversity of cultures
with an emphasis on the arts, nature and tourism,
while supplying the needed infrastructure for community
management and government implementation.**

**This Desirability is an outgrowth of Medicine Park's history, and its
geographical relationship to the Wichita Mountain Wildlife Refuge,
Fort Sill, Lake Lawtonka and the American Indian influence.**

**Medicine Park will continue to grow and evolve as a great place
to live, where local businesses thrive, and residents
enjoy cultural and recreational opportunities.**



4 KEY ELEMENT GOALS

The preceding vision statement and the following goal statements outline a desired target that, if pursued over the long term, will contribute to the attainment of the community vision. The 2040 Medicine Park Tomorrow goals are divided into four Key Elements. These goals, along with the vision statement, were developed as part of the 2021 planning process and reaffirmed with the public survey.

1 QUALITY OF LIFE

- > Residents will maintain a quality of life that includes excellent schools, religious offerings, diverse parks, open spaces and recreation programs.
- > Medicine Park will have a unique image that can be marketed to the region and nation and is part of an overall identity.
- > Medicine Park will pursue the character of the founders' dreams for residents and business owners, while incorporating wildlife and recreational opportunities.
- > Medicine Park will be a community that strives to be sustainable and resilient in its practices by balancing the demand for development and activities with the needs of our environment, recognizing that what we as a community accomplish today will affect future generations of residents and businesses.

2 PUBLIC SERVICES

- > Medicine Park will provide quality services in locations that are convenient and accessible to residents.
- > Medicine Park will work with appropriate agencies to address needed improvements to the overall infrastructure system in a manner consistent with environmental and aesthetic priorities.
- > Medicine Park has a unique water transportation system, and a bike trail and hiking system connecting residents to recreation, entertainment and other public uses.

3 LAND USE

- > Medicine Park will be a well-planned community with a mixture of residential neighborhoods, and commercial businesses balanced with public uses, parks, and recreational uses.
- > The historical resources of Medicine Park will be protected for future generations.
- > Medicine Park will continue to undertake detailed plans and studies related to specific topics or geographic areas of the community as necessary to adhere to the guidance and intent of this comprehensive plan.
- > The natural and environmental resources of Medicine Park will be protected for future generations.

4 ECONOMIC DEVELOPMENT

- > Medicine Park will expand its tax base with land developed for residential and commercial uses with a focus on attracting new residents and businesses.
- > Medicine Park will be comprised of quality neighborhoods with well-maintained housing.
- > Medicine Park should provide a variety of businesses and housing options to meet changing demographics and market demands.

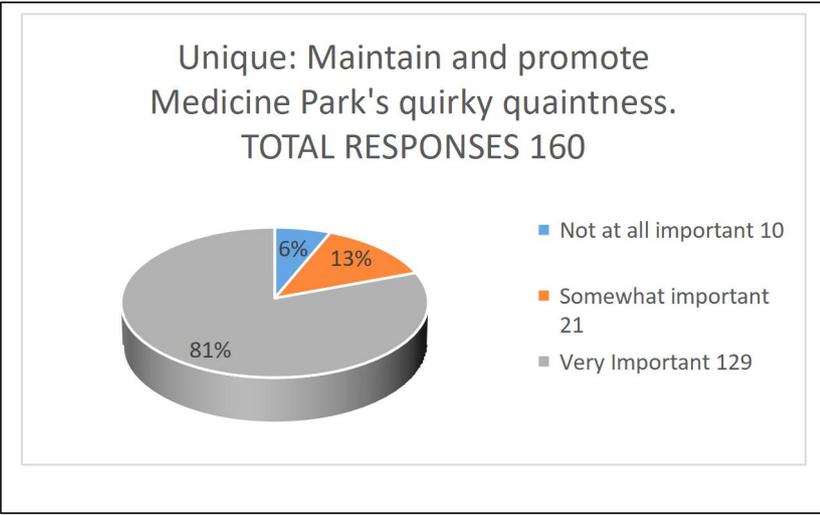


1 QUALITY OF LIFE

QUALITY OF LIFE OVERVIEW

Residents and visitors have identified parks, recreation, community health and wellness, and the natural beauty surrounding Medicine Park as key aspects of the overall quality of life. The best description of Medicine Park is a quirky, diversified, unique cobblestone resort community.

- GOALS**
- > Encourage a family-friendly community with strong social support networks. (Sense of community/ camaraderie).
 - > Provide parks and recreational services accessible to residents and visitors.
 - > Promote a holistic vision of community health and wellness.
 - > Focus on the natural beauty surrounding Medicine Park. (Wildlife Refuge, Lakes, Open green space, Dark Sky Town).
 - > Celebrate cultural diversity with art, music, theatre, and wellness. (Native American heritage)



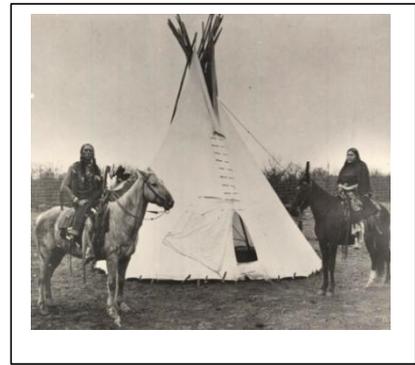
CULTURE

Medicine Park’s culture is a fusion of the many different influences of the diverse people who have occupied its magnetic landscape. Beginning with the original occupation of the powerful Comanche tribe who named the flowing water “Medicine Creek.” Other tribes moved into the beautiful area and were followed by explorers, the military and gold miners. Entrepreneurs also recognized the potential of the scenic area, and it soon became a playground, attracting recreation-seekers that included some of the era’s most notorious characters. The frontier spirit remains today as citizens work to polish and build a hometown that has an abundant quality of life and plays host to visitors from around the globe- all this while maintaining its unique flavors of the past.

AMERICAN INDIAN CULTURE

The Comanche tribe controlled the south-central plains ultimately settling in Southwest Oklahoma in the Wichita Mountains region and the Red Bed Plains called the Wichita Mountains **“Big Rock.”** The Comanche hero known as **“Lords of the Plains.”** (Comanche County was named after the Comanche people)

The Jerome Agreement of 1892 was signed at Fort Sill between the United States and the Kiowa, Comanche and Apache (KCA) Tribes. The Agreement allotted each man, woman and child 160 acres which was to be held in trust for them. In return the Indians gave up all their lands except for four tracts which contained over a half million acres (862 square miles). By June 5, 1901, Indian land allotments were completed and this nomadic tribe of the Plains settled into the life of farmers/ranchers. Today the Comanche Nation totals 17,000 tribal members with 7,000 Comanche living in the area. The Comanche Nation Tribal Complex and Cultural Center is approximately 7 miles East of Medicine Park Town Hall and 1 mile from Loves (Medicine Park, Comanche County, OK).



HISTORY & WEBSITE (medicinepark.com)

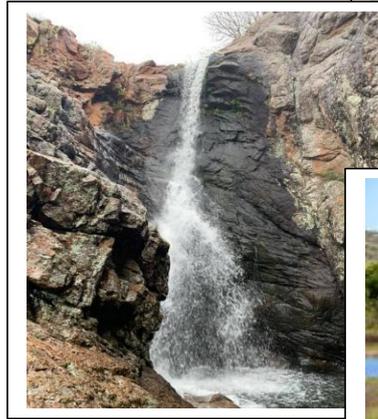
Medicine Park was founded on July 4, 1908, by Elmer Thomas, a young lawyer who had just become a member of the Oklahoma State Senate. In the spring of 1906, five years after the establishment of the Wichita Mountains National Forest, Elmer Thomas envisioned the need not only for a recreational area but for a permanent water source for the newly founded nearby city of Lawton. He bought the land and began construction on what he called the **“Medicine Park Summer Resort and Health Spa,”** referring to the medicinal qualities of the nearby Medicine Creek that the Plains Indians had told him about while visiting. When the resort first opened, it consisted merely of a large surplus Army tent with a wooden floor where hot meals were served. Two dams were constructed on Medicine Creek to form Bath Lake Swimming Hole, and a limited number of campsites were constructed. Tourists came to Medicine Park from around Oklahoma and North Texas. Soon, there were two inns—the Outside Inn and the Apache Inn. Bob Wills and The Texas Playboys became regulars at the Dance Hall from 1929 through the late 1930s. Soon numerous other famous bands of the day made their way through Medicine Park en route to big city venues in Oklahoma City, Dallas, and Fort Worth. The nearby Wichita Mountains Wildlife Refuge and Lake Lawtonka attracted thousands of people each weekend and throughout the seasons. Medicine Park became the **“playground”** for the state’s rich and famous mixed with noted politicians and businessmen, soldiers and officers from Fort Sill, families, and socialites in the new cobblestone community. The pages of the town’s colorful history is filled with such figures as Will Rogers, Wiley Post, Frank Phillips, Al Capone, Bonnie and Clyde, Pretty Boy Floyd, Lil Hardin Armstrong, Colonel Jack Abernathy, Les Brown, Roy Rogers and Dale Evans.



PARKS RECREATION & AMENITIES

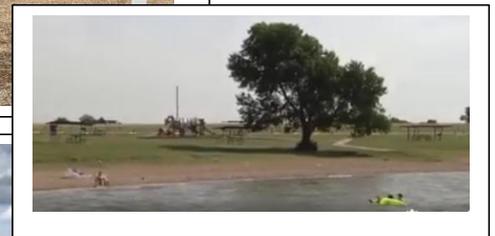
Wichita Mountains

The Wichita Mountains form the backdrop of Medicine Park and provide plenty of opportunities to explore. Stretching across 59,000 acres of mixed grass prairie and managed by the U.S. Fish and Wildlife Service, the Wichita Refuge is home to hundreds of species of animals. On any given day, you will see American bison, Rocky Mountain elk, white-tailed deer, Texas longhorn cattle, and of course, the signature prairie dog. It's a perfect blend of historical legacy and breathtaking scenery that you won't find anywhere else.



Lake Lawtonka

Created in 1905 by the Lake Lawtonka Dam, Lake Lawtonka sits just to the east of Medicine Park. The lake spans more than 2 square miles, providing visitors with more than 20 miles of shoreline. Overnight campgrounds are available to the public, as well as picnic structures, playgrounds, hot showers and bathrooms. If you forgot your supplies at home, stop by the nearby marina and gas station to make sure your adventure can continue. Boat ramps and docks allow access to the lake at various points. Feel free to explore the entirety of the lake, or simply let your boat drift and enjoy the scenery that the nearby mountains provide. If fishing is more up your alley, fishing docks are also present. The lake is known for its smallmouth bass population and holds Oklahoma's record for the largest reeled in (March 31, 2012).



Fort Sill & Elmer Thomas Lake

Fort Sill is the home of the Fires Center of Excellence, located just outside Lawton, Oklahoma. Medicine Park acts as a relaxing retreat for soldiers and their families, whether they are stationed at the Fort or simply passing through for their Basic and AIT training. When you visit our historic little town, feel free to explore what we have to offer. Take a scenic canoe ride at Bath Lake, or hop in for a refreshing swim before returning to one of our quaint cabins for some R&R. If you venture into town, you'll find plenty of restaurants that offer great food for the whole family, as well as local shops that offer one-of-a-kind souvenirs to remember your trip.

Historic Fort Sill is also a great stop for our local visitors. Visit the Fort Sill National Historic Landmark and Museum to explore the area's rich history or take a trip to the Lake Elmer Thomas Recreational Area for a relaxing day to soak in the sun and surroundings.



Medicine Creek

Medicine Creek Stream is in Comanche County, Medicine Park, Oklahoma. This body of water covers a mile stretch of stream which has a maximum depth of 8 feet and an average depth of 5 feet. It is stocked with hybrid sunfish, channel catfish and rainbow trout. There are numerous different species of fish to find on this body of water. You can find bluegill, sunfish, channel catfish, rainbow trout and largemouth bass in these waters.



Bath Lake

Bath Lake was formed in the 1920s as the town’s swimming hole] and has since remained a hidden gem in the state. Located in the center of downtown, you will find a lake that contains beautiful waterfalls, stairs that provide entry at different points, and plenty of both shallow and deep areas, allowing you to sit, stand, swim, or simply float and enjoy the picturesque scenery that surrounds the shoreline. In the winter, Bath Lake is the perfect spot to perch on the shore and fish for trout. Bath Lake monitors can be found on the deck if you need any assistance.

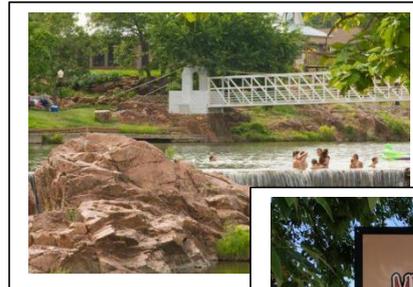
Fee: Swimmer wristbands are \$3 per swimmer over the age of 5.

Residents swim for free!

NO CHANGING ROOMS.

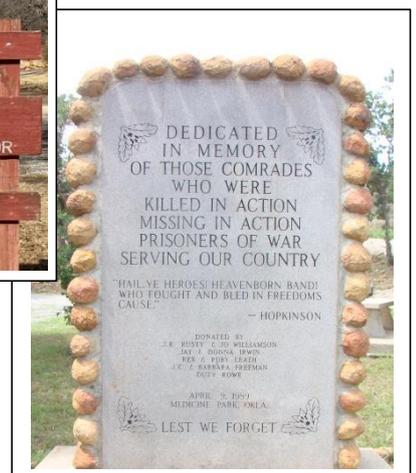
Open 7 days a week, starting Memorial Day Weekend through Labor Day

Hours: 10am-8pm.



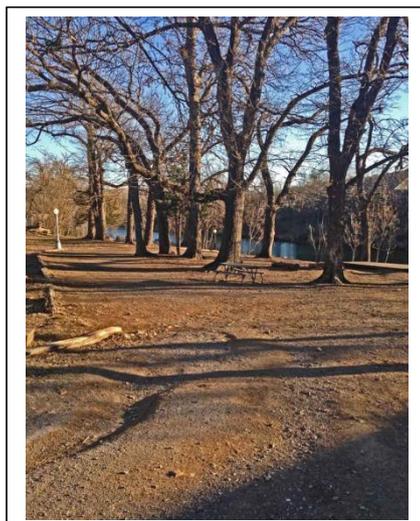
Jack Laughter Park

Jack Laughter Park is a small park located on the north side of Highway 49, on the way to the Wichita Mountains Wildlife Refuge. There are about half a dozen picnic tables in the area as well as a large grassy area. Handicap parking is available. Text on monument: Dedicated in Memory Of Those Comrades Who Were Killed in Action Missing in Action Prisoners of War Serving Our Country



NEW Hitchin' Post Park

Under development



Hiking Biking Trails

The Lawtonka Trails in Medicine Park are perfect for an outdoor adventure. Our six trails provide a different level of difficulty, allowing you to pick the type of adventure you want. Located between Lake Lawtonka and Mount Scott, you'll find a great mix of landscapes, from boulders and creeks to cobblestones and rock gardens. Abundant tree cover provides plenty of shade in the summer and a beautiful canopy of color in the fall. Situated away from the major roads and thoroughfares, it's a perfect place for you to connect with nature and clear your head.



LAWTONKA TRAILS





HOOF GULLIES
CLOSED OCT 1 - JAN 15
RED (2.5 MI.)
GREEN (4 MI.)
WILDLIFE REFUGE
MT. SCOTT PARKWAY ROAD (12.7 MI.)



ISLAND (4 MI.)
SPRUE (2 MI.)
BLACK (2 MI.)
WHITE (2 MI.)
YELLOW (3 MI.)
ORANGE (2 MI.)
SKILLS COURSE

DOWNHILLS ARE UNIMPROVED CONNECTION TRAILS

TRAIL RATING

- EASY
- MODERATE
- DIFFICULT

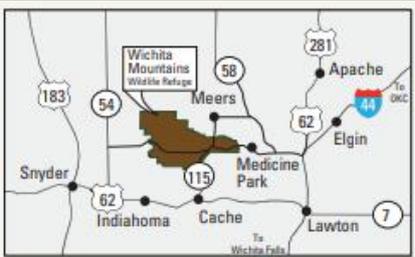
- * Ride on trail only. Never ride on any route other than the constructed trail and follow the markers.
- * Control your bike. Be aware of other people who use the trail.
- * Always yield trail. When passing a hiker or other cyclist, slow down.

- * Never scare animals. Always respect the wildlife. We are just visitors in their habitat.
- * Leave no trace. Avoid using during extreme weather and pack your trash out.
- * Plan ahead. Know your abilities and check equipment before starting your ride.

WICHITA MOUNTAINS WILDLIFE REFUGE

Indianahoma, Oklahoma

Trail Information Distance Difficulty			
No.	Name	One-way	Rating
1.	Jed Johnson Tower	0.5 miles	Easy
2.	EE Center	0.1 miles	Easy (accessible)
3.	Quannah Parker Lake	0.4 miles	Easy
4.	Little Baldy Trail	0.8 mile	Moderate
5.	Osage Lake	0.6 miles	Easy
6.	Burford Lake	0.5 miles	Easy
7.	Narrows	0.8 miles	Moderate
8.	Kite Trail	1.1 miles	Easy
9.	Bison Trail	6.0 miles	Easy
10.	Loughorn Trail	1.5 mile	Easy
11.	Elk Trail	0.7 miles	Easy
12.	LETRA Trail	1.0 miles	Easy (accessible)



Special Use Area
(Authorized Activities Only)



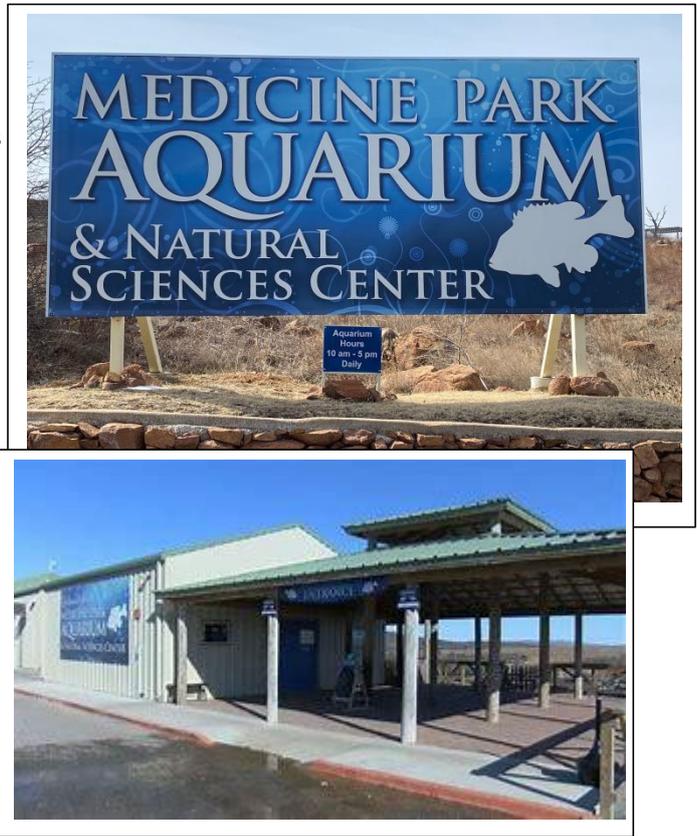
For More Information Contact
Wichita Mountains Wildlife Refuge
32 Refuge Headquarters
Indianahoma, Oklahoma 73352
581-429-8292
581-429-8823 Fax
www.fws.gov/refuge/Wichita_Mountains/
Report Refuge Violations: 1-844-897-8477

0 0.5 1 2 Miles

October 2019

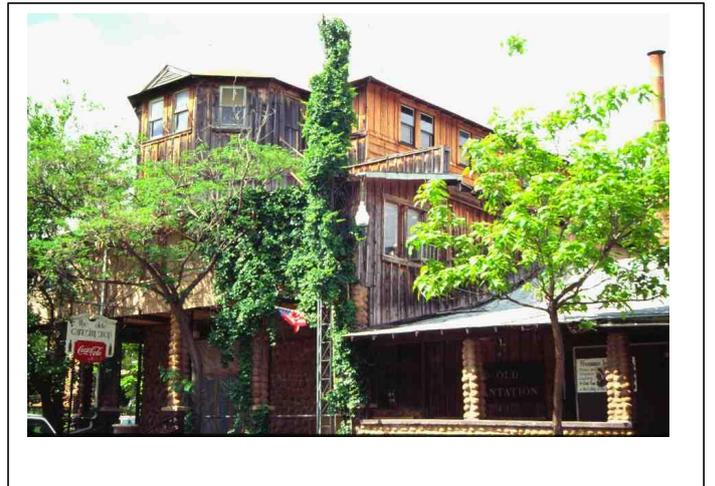
AQUARIUM

The Medicine Park Aquarium & Natural Sciences Center is a native wildlife aquarium and zoo featuring over 90 species from South West Oklahoma plus a few exotic species to compare and contrast to local animals. The facility also provides a 6-acre botanical garden featuring many plants local to our area and offers a spectacular view of Mount Scott. Our goal is to connect people of all ages to nature in a fun and interactive way, supporting natural science education for our local schools and visitors who come from all over the globe as part of their trek to the Wichita Mountains Wildlife Refuge. This unique eco-tourism attraction opened its doors in 2017 and with a master development plan spanning the next 20 years, the fun is just getting started!



ARCHITECTURE & HISTORICAL LANDMARKS

Unique Cobblestone Community and architecture National Register of Historic Places listings in Comanche County, Oklahoma. ID# 79001991, posted to the National Register Sept 25, 1979. The Medicine Park Hotel and Annex, on E. Lake Drive, a three story 50 room hotel and featuring a ballroom, was Built 1914-15.



Holy City of the Wichitas Historic District, in the vicinity of Medicine Park at 262 Holy City Road. ID# RS100004547 Year built 1934-36, posted to National Register Nov 21, 2019. This is the site of the longest-running passion play in North America (1926), with permanent sets built with native granite at the west end of the Wichita Mountains Wildlife Refuge.

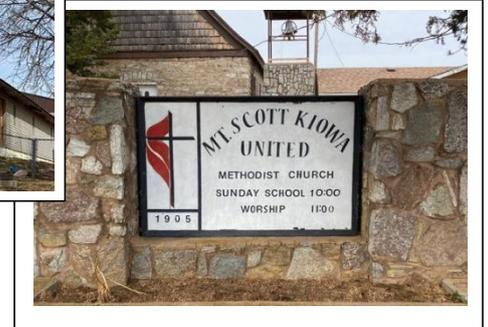


WORSHIP FACILITIES

First Baptist Church
51 E Lake Drive
Medicine Park, OK

**Mt Scott Comanche
United Methodist Church**
9358 NW 4 Mile Rd
Lawton, OK

**Mt Scott Kiowa
United Methodist Church**
11312 NW Miller Rd,
Lawton, OK



COMMUNITY EVENTS

Medicine Park Event Center

Amenities:

Half or full day rentals with discounted pricing for Monday-Thursday events (see agreement form for pricing).

Included with rental of venue: Nine 8-foot-long tables, two 6-foot-long tables, seven 5-foot round tables, two curved tables, one small rectangular table, and 114 chairs. However, the space accommodates up to 150 guests if you provide additional tables and chairs.

Linen rental available for all tables and chairs.

Sound system rental available.

2,262 sq. ft. main room.

Outdoor patio furniture seating for 30 guests.

Outdoor area perfect for ceremonies or cookouts; no extra fee!

Full commercial kitchen.



Polar Plunge Week Jan - Feb

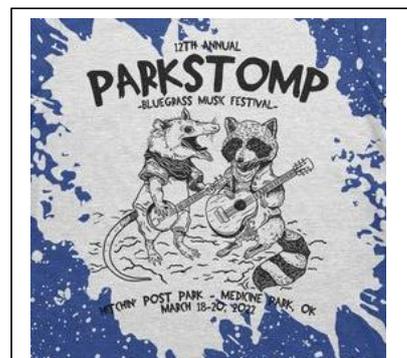
This week-long event is a Winter Chautauqua designed for all ages and a variety of interests. It kicks off with the Polar event the first Friday and ends with the Annual Polar Bear Plunge on the first Saturday in February. There are many different events throughout town including live music, educational lectures, dance and theatrical performances, a high tea, family events and of course parties at the host Park Tavern.

To learn more and follow the action, find Medicine Park Plunge Week on Facebook.



Park Stomp March

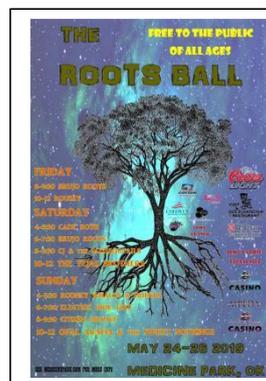
Two days of the best jazzed-up version of hillbilly bluegrass music presented live on the Main Stage. Also, that weekend, a VW car show "V-dubs in the Park."



Fools Dozen Mountain Bike Race April
 Hosted by Mountain Bike Club of The Wichitas
<https://www.facebook.com/mountainbikeclubofthewichitas>
 Compete in all six events and earn a Fool's Key. Rider with the most points wins Jester of the mountain. All riders must wear a helmet while on a bike.



The Roots Ball May
 This event will feature live Americana/Roots music during the Memorial Day weekend.



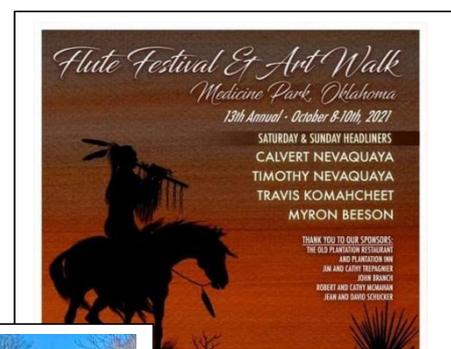
Rock'n The Park July
 The Medicine Park Birthday celebration combined with a festival celebrating authentic American Rock music featuring regional and local performers.



The Blues Ball Sept.
 Our premier event that features live Blues music throughout town over the Labor Day weekend.



Artwalk and Flute Festival Oct.
 A celebration of Native American flute playing and an Art Walk with a juried art show featuring regional and local artists of all kinds.



Christmas Parade and Carnival Dec.
 Medicine Parks annual Christmas Parade residents sharing some Christmas Spirit.



FUTURE OUTLOOK & NEEDS

- > Make Medicine Park a walkable community
- > Expand on Healthy outdoor recreational activities and amenities for all ages and abilities.
- > Planned “Green Spaces”/ landscaping capitalizing on natural beauty of areas critical to our future.
- > Showcase our unique opportunity to become a “Dark Community” to preserve nighttime stargazing.

What Residents had to Say!

- > Keep Medicine Park Quirky (simple, small, unique, quaint, cozy)
- > Enhance cultural opportunities.
- > Healthy / vegetarian / grocery store / healthy food options
- > Park and trail money should go to the public/city properties
- > Playground/ Park for children/ More playground equipment
- > Assist in maintaining and improving the bike and hiking trails
- > Activities for families/children
- > Activities for youth 12-15 years
- > Accessible Sidewalks/ Fix the walkability issue

QUALITY OF LIFE PLAN & INITIATIVES

1.1 Make Medicine Park a walkable Community.

- Study existing platted roads, alleys, and public easements to develop specific connectors from neighborhoods and lodging to all prime locations and services in town. These paths would include strollers, walkers, runners, bicycles, and golf carts.
- Look for ways to connect isolated neighborhoods to downtown without getting on the highway.
- Work with planners for traffic control, shuttles from parking and sidewalk additions.

1.2 Expand on healthy outdoor recreational activities and amenities for all ages and abilities.

- Assist volunteers and Bicycle Clubs in maintaining, marking, publishing, and funding walking/biking trails in and around Medicine Park.
- Raise funds to design and build a playground at Hitchin’ Post Park.
- Research costs to place bicycle racks at strategic locations throughout Medicine Park.
- Work with the Wildlife Refuge and “Fit Kids” initiative to tie their trails into the Medicine Park trail system expanding the miles available to residents and visitors.
- Analyze possible locations for and construction of simple, inclusive exercise stations along existing Creek Walk.
- Identify and promote existing recreational opportunities with the Wildlife Refuge such as rock climbing, rappelling, fishing, paddle boards, kayaking, camping, etc., with internet links and phone numbers for information and supplies on our website.

1.3 Planned “Green Spaces”/landscaping capitalizing on natural beauty of areas critical to our future.

- Enlist the help of an arborist to utilize trees available through the state to analyze which trees in the parks and creek side need care or replacement in a long-term plan.
- Evaluate all current green spaces and recommend native, thriving plants (Design “pocket parks” with benches and some playground equipment—even community gardens—throughout the town. Several small areas are town or private donor property, but they are inadequate for other purposes – one on Big Rock and several other spots located throughout the town)
- Recognize volunteer groups already working on creek side landscaping and offer monetary and town resources available to help.

1.4 Showcase our unique opportunity to become a “Dark Community” to preserve nighttime stargazing

- Educate the community on how to control down lighting to not compete with or pollute the night skies with unwanted light.
- Develop lighting suggestions to enhance public spaces while still helping to keep the community “Dark”.

1.5 Develop plan to establish playgrounds in Medicine Park. Look at grant opportunities to help fund.

1.6 Leverage relationship with the Comanche Nation, Kiowas and Apache’s to support the Wichita Mountains American Indian culture.

2 PUBLIC SERVICES



PUBLIC SERVICES OVERVIEW

Medicine Park established itself as a resort community in 1908. The Town now and in the future offers a variety of high-quality services to its permanent residents and visitors. From law enforcement to the Public Works Authority. Medicine Park is an outdoor mecca with shops, restaurants and lodging, and is the gateway to the Wichita Mountains National Wildlife Refuge offering outdoor activities including: fishing, hiking, mountain biking and more. Medicine Park has a dedicated and well-trained public workforce and consistently strives for collaboration with adjacent communities to enrich the quality of life for its residents.

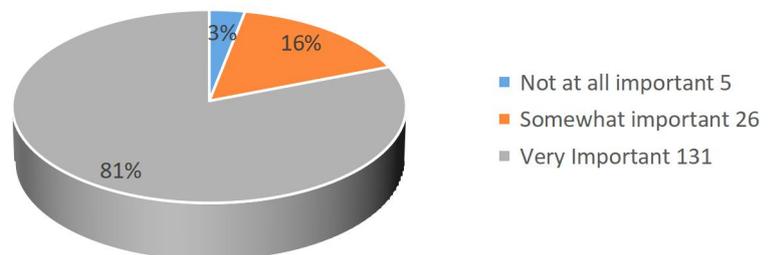
GOALS

> Medicine Park will provide high-quality public services in locations that are convenient and accessible to residents.

> Medicine Park will work to address upgrades and improvements to the overall infrastructure system to meet and encompass current and future needs.

>The transportation network should strive to serve the residents and businesses effectively and efficiently.

Infrastructure: Expand and improve utilities and infrastructure. TOTAL RESPONSES 162



TOWN FACILITIES

Medicine Park Event Center

Located at 19001 Hwy 49, Medicine Park, OK 73557

Amenities:

Half or full-day rentals with discounted pricing for Monday-Thursday events

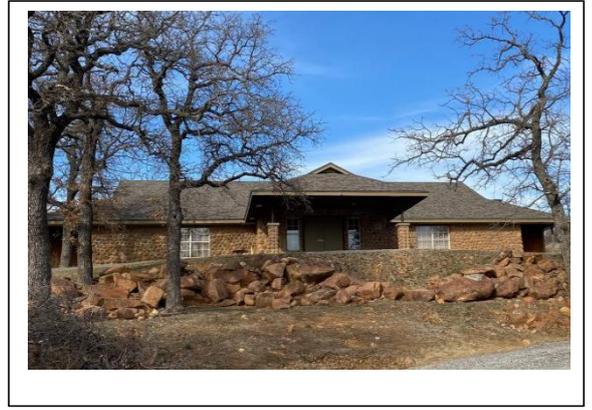
Accommodates up to 150 guests.

Sound system rental available.

2,262 sq. ft. main room.

Outdoor patio furniture seating for 30 guests.

Full commercial kitchen.



Medicine Park Offices and Hall

154 East Lake Drive, Medicine Park, OK 73557

P.O. Box 231, Medicine Park, OK 73557

Hours: Monday – Friday 9am-4pm

Phone: 580-529-2825

Email: mptownhall@medicinepark.com

The facility is centrally located in Medicine Park and is home

to government offices including Public Works Authority,

Medicine Park Economic Development Authority,

Planning & Preservation Commission, Board of Adjustments,

The Strategic Planning Committee, Law Enforcement, Volunteer

Fire & Rescue, and the Treasurer/Deputy Town Clerk/Court Clerk



PUBLIC SAFETY FIRE & RESCUE, POLICE DEPT

Medicine Park Law Enforcement

Located at 154 E Lake Dr.

Increasing housing and tourism require continued police presence with patrolling officers to ensure a safe community.

The Medicine Park Police Department is a law enforcement agency that has been granted specific police powers in Comanche County. The primary function of the Police Department is deterring crime, stopping crimes in progress, investigating crimes, and serving as first responders for emergencies and situations that threaten public safety.

You may contact the Police Department for questions about:

Medicine Park criminal records

Accident reports

Emergencies - call 9-1-1

Medicine Park public safety and filing complaints

Fingerprinting

Medicine Park Police Department jobs and employment



Medicine Park Volunteer Fire and Rescue Department

is a highly trained department providing fire protection and emergency medical services to Town residents and businesses. Like other departments and agencies, the department must work within their budget constraints to provide adequate coverage to the entire community.



POST OFFICE

Medicine Park Post Office

The New Medicine Park Post Office located at 18851 State Highway 49, The Medicine Park Post Office, located in Medicine Park, OK, is a branch location of the United States Postal Service (USPS) that serves the Medicine Park community. The customer service postal facility offers mail and package delivery services, P.O. box services, and passport services. The USPS operates as an independent agency within the federal government, supported entirely by revenues generated through its operations.



MPPWA (Medicine Park Public Works Authority)

Town Hall office hours are Monday - Friday, 9 am - 4 pm.
Water (Provided by Lawton)
Sewer Lagoons
Trash Service (provided by MSCA)



The Medicine Park Public Infrastructure serves residents by providing quality maintenance of the Town's infrastructure, Town-owned buildings and the Town equipment fleet. Whether you enjoy the natural beauty of Medicine Parks trails & creek, travel the public streets, attend an event at the new Medicine Park Event Center, MPPWA is here to serve.



Many people say, "development follows the pipe," which means that new development will occur where appropriate infrastructure (sanitary sewer, water, natural gas, etc.) is available. This is as true in Medicine Park as it is in any community. The limited amount of development in Medicine Park is, in part, due to the lack of access to sanitary sewers and city water.



INFRASTRUCTURE

infrastructure system including:

- > Telecommunications
- > Electric
- > Stormwater Drainage
- > Sanitary Sewers (Limited)
- > Water (Limited)
- > Natural Gas (None)
- > Recycling & Waste Management

Water

Built in the 1930s and renovated in early 2000s, our primary goal is to make safe drinking water for our customers that meet all guidelines set forth by EPA and ODEQ. We also strive to make it pleasant to drink. We run over 6,000 analyses monthly to ensure that the water meets or exceeds these guidelines. We also analyze 100 bacteriological samples per month throughout our distribution system to ensure that the water is free of bacteria. We are a surface water treatment plant.

We also treat water from Lake Lawtonka.

Located at 82 East Lake Drive Medicine Park, OK 73557

Comanche County Rural Water District #1

At Comanche County Rural Water District 1, we are committed to providing safe, high quality water services to our community, while maintaining a standard of excellence in customer service and environmental conservation.



Medicine Park City Water Infrastructure



Medicine Park Sanitary Sewer Infrastructure & Lagoons

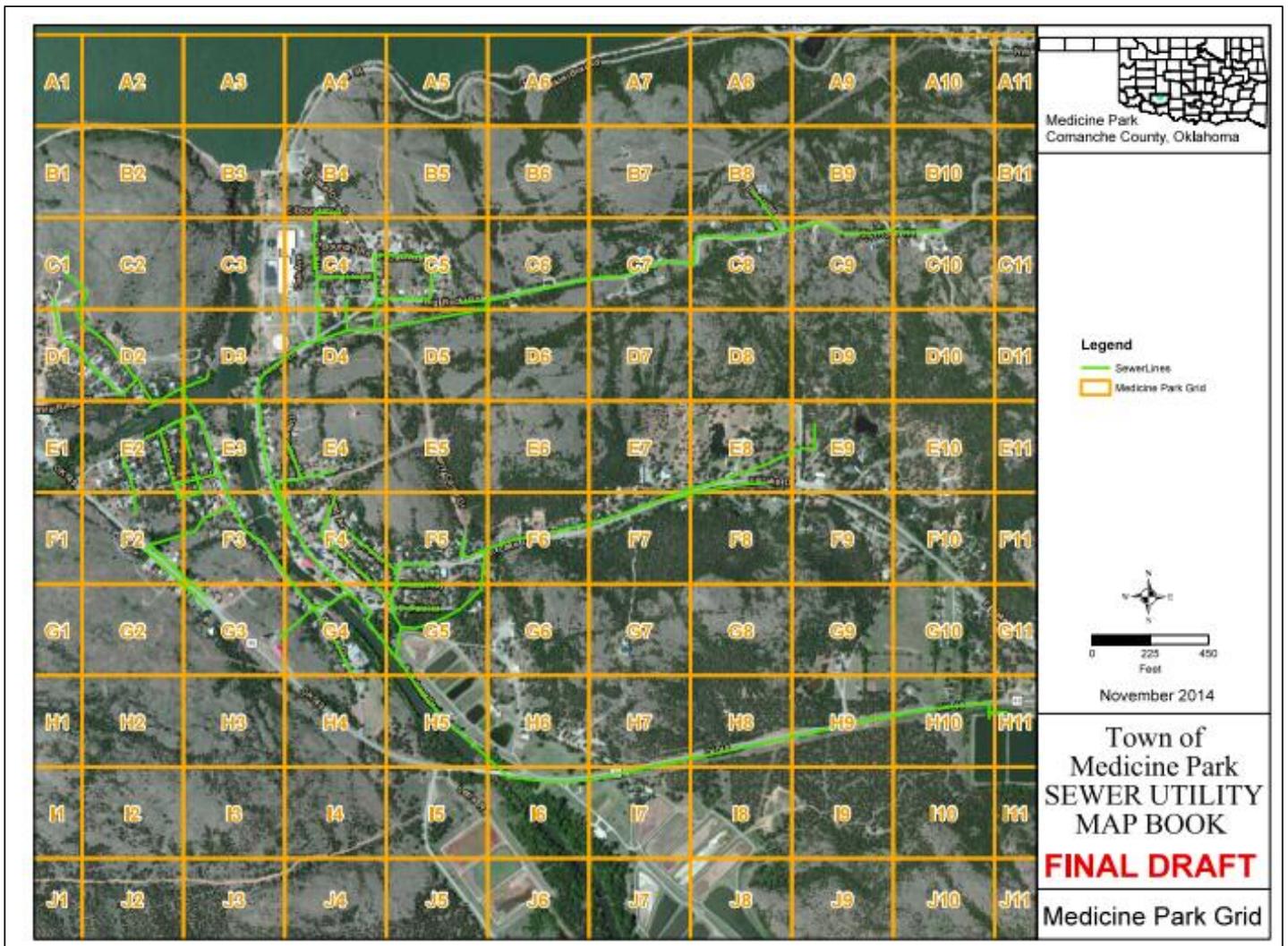
Medicine Park officials working with the state Department of Environmental Quality (DEQ) and with the U.S. Department of Agriculture’s Rural Development division for eventual construction of an additional sewage lagoon cell.

Medicine Park needs to decrease the inflow and infiltration. (Infiltration and inflow is excess water that flows into sewer pipes from stormwater and subterranean groundwater. Infiltration is groundwater that seeps into sewer pipes through holes, cracks, joint failures and faulty connections. Inflow refers to water discharged into a sewer system from such sources as yard and area drains, foundation drains, manhole covers and surface runoff.) In Medicine Park, excess water enters the sanitary sewer system after a rainstorm, overwhelming the sewage treatment lagoon.

Smoke-test: municipal sewer lines and private lines have all been tested. Public Works Authority (PWA) sealed the tops of the manholes to prevent infiltration.



Map of Medicine Park Sanitary Sewer Infrastructure



Sanitary Sewers

Medicine Parks Sanitary Sewage is managed by the Public Works Authority (PWA). Sanitary Sewers are a significant factor in defining what areas a community can or should be developed. Medicine Park's rocky land area is less conducive to septic systems, and a lack of sanitary sewers infrastructure would be harmful to the Medicine Park community and environment.

The current lagoon sanitary sewer system is at capacity due to storm water infiltration. Planned expansion to build a third lagoon is very costly. Efforts to repair the storm water infiltration will help reduce the storm water infiltration to help utilize the current lagoons' capacity.

As Medicine Park expands its businesses and residential footprint, the demand for sanitary sewer capacity will increase.

Grant opportunities should be embraced to help control costs.

Communications

Medicine Park has an Emergency Text communications system / Town Message System that pushes messages to residents in a timely manner.

Cell Towers and High-Speed Internet today are an integral infrastructure component to everyday life, work, school, and communication. AT&T Mobility LLC
681 Big Rock Rd.
Site elevation 504.7
Antenna height 59.4m

High Speed Internet is available in most of Medicine Park (depending on location) by:

- Hilliary Communications: Max 500 mbps Avg 26mbps options: Cable, DSL & fiber optics
- Viasat: 100 mbps Avg 20 mbps options: Satellite & phone
- HughesNet: 25 mbps Avg 25mbps options: Satellite & phone
- Nortex Communications 100 mbps Avg 100 mbps options: Fixed wireless
- Rise Broadband 100 mbps Avg 5 mbps options: Fixed wireless & phone

Roads

Most roads in Medicine Park are town roads with one state road through Medicine Park (Hwy 49) and a few private roads. Town roads are maintained by Medicine Park. Several roads are county responsibilities.

Due to the geographical nature of Medicine Park's, storm water runoff damages road quality. Medicine Park must plan for storm water drainage and incorporate water control measures before road construction or repairs.

Grant opportunities should be embraced to help control costs.

Recycling & Waste Management

Trash service managed by Medicine Park's Public Works Authority (PWA)

Recycling program not offered and no known plans to implement a recycling program at this time.

Water

Medicine Park water supply is managed by the Public Works Authority (PWA). Access to potable water is vital to every type of land use. In Medicine Park business and residential growth is dependent on a potable water supply. No known plans to expand Medicine Park city water supply.

Storm Water Drainage

During heavy rains Medicine Park has issues with storm water drainage into Medicine Creek and storm water infiltration into the sanitary sewer system causing the sanitary sewer system to be at max capacity.

As new development occurs, more hard surfaces (Streets, buildings, driveways, etc.) interfere with the natural drainage paths creating new drainage paths that may not be desirable or may infiltrate existing the sanitary sewer system causing capacity issues

Medicine Park must account for water control by reviewing storm water drainage and manage ditches and pumping stations before construction.

Electric

Electricity is a necessary infrastructure component for homes and businesses in Medicine Park. Cotton Electric Corporation is responsible for installing new power lines and upgrading the overall system. There are no current plans nor apparent need to upgrade the power system in Medicine Park.

Natural Gas

Natural gas is often a desired infrastructure amenity but is not required for some types of development. Medicine Park does not have access to natural gas and utilizes propane gas as the primary fuel source. There are no known plans to install a natural gas infrastructure.

STREETS & ROADS

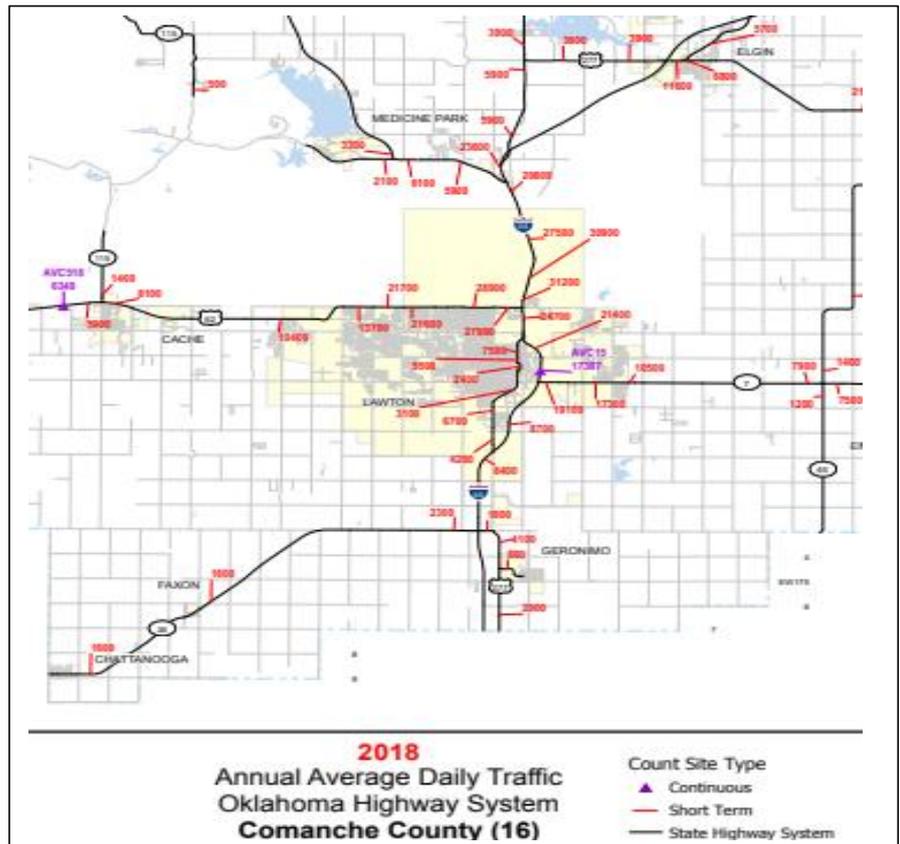
Medicine Park has two State Highways 49 & 58 running through or along the edge of town and a couple of private roads.

The bulk of the roads are maintained by Medicine Park and should include a water run off plan to protect investments.

Parking areas or lots are not identified at this time, but are a high priority to support the tourism growth of Medicine Park.

Average daily traffic near Medicine Park is 2,100

Average daily traffic near Loves is 5,000



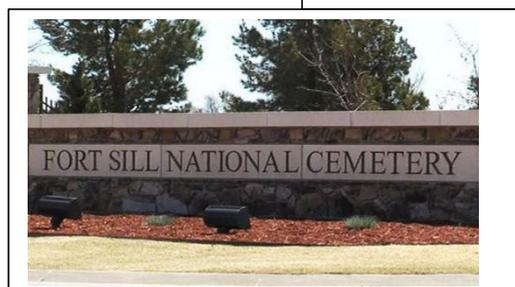
CEMETERY

No cemetery physically in the town of Medicine Park

Fort Sill National Cemetery (Elgin) 8.2 miles

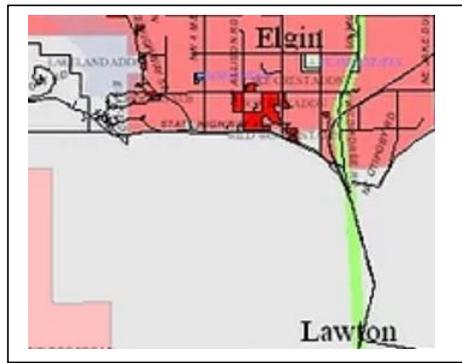
Sunset Memorial Gardens (Lawton) 7.6 miles

Cache Cemetery (Cache) 8.9 miles



EDUCATION SYSTEM

The school district line runs through Medicine Park. Two school systems transport students to Elgin (Red) or Lawton (Gray) Public Schools.



Medicine Park School Districts

Elgin Public Schools 6.4 Miles

Hwy 17 & Mighty Owl Ave
 Elgin, OK, 73538 Phone 580-492-3663
 Regular Local School District Grade: Prekindergarten to Grade 12 Schools Students: 2,114, Teachers: 120.10
 Student-Teacher Ratio: 17.60



Lawton Public Schools 8.2 Miles

753 NW Fort Sill Blvd
 Lawton, OK 73502 Phone: 580-357-6900
 Regular Local School District Grade: Prekindergarten to Grade 12 Schools Students: 15,463, Teachers: 971.80
 Student-Teacher Ratio: 15.91



Medicine Park student enrollment for 73557 zip code:

Some students in the Medicine Park area have a different postal code.

Year	Total Enrollment	Elgin	Lawton
2012	2224	44	2
2015	2449	15	7
2020	2563	11	10

HEALTHCARE FACILITIES

- LCHC Medicine Park
- Comanche County Memorial Hospital 16 miles
- Lawton Indian Hospital 12 miles
- Southwestern Medical Center 18 miles



CHILDCARE FACILITIES

- Kids Under Construction Daycare 10 miles
- Jack & Jill Child Care 14 miles



TRANSIT & PARKING

Golf Carts

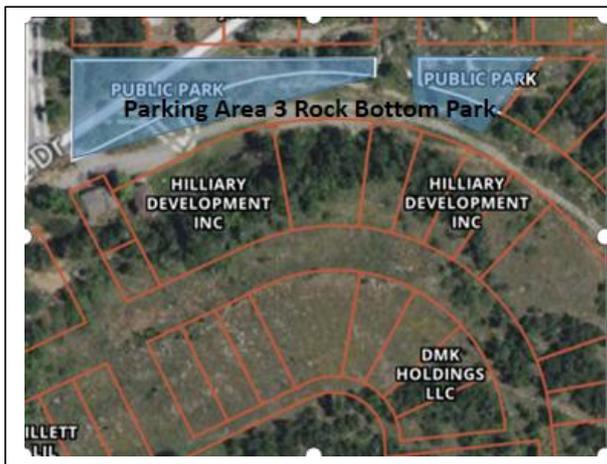
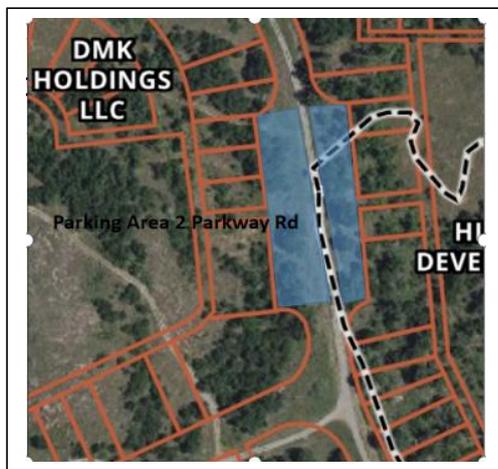
Sec. 44-9. - Golf carts and similar vehicles. Ordinance no. 20200917.1



This section regulates the operation of privately and publicly owned golf carts and similar vehicles not designed for normal driving on town streets usually featuring side-by-side seating and designed to operate on four wheels. This section does not apply to all-terrain and similar recreational vehicles. All such vehicles within the town limits must abide by all state law and town traffic regulations.

Parking & Parking Lots

Vehicle Parking proves to be a challenge as Medicine Park is only 2.06 square mile community and few designated parking areas identified.



FUTURE OUTLOOK & NEEDS

- > As Medicine Park evolves, the need to plan for an increase in demand for services will require monitoring of community response to current processes.
- > The Comprehensive Plan should preserve the quality of neighborhoods, developments and natural areas. This requires diligent monitoring of the community and continued response to the needs of the citizens
- > A future Infrastructure capital improvement plan to develop i.e., sewers, city water, and natural gas for residential and small business growth.
- > Improved telecommunications
- > Maintain waste management and recycling programs
- > Parking plan to support event growth.

What Residents had to Say!

- > 81% agree with expanding and improving water sewer and utilities infrastructure

PUBLIC SERVICES & FACILITIES PLAN INITIATIVES

- 2.1 Update the remaining water meters to resolve water loss issues.
- 2.2 Identify storm water infiltration into the sanitary sewer system and repair accordingly.
- 2.3 Evaluate a plan to construct new restrooms in Bath Lake and Hitchin' Post Park.
- 2.4 Place hand-washing stations throughout town.
- 2.5 Modern map of fresh water and sewer/wastewater lines.
- 2.6 Memorandum of agreement (MOA) with other entities for city services-example parking.
- 2.7 Parking lot identification with maps to maximize parking capacity. Also consider staff parking lots with attendants with radio communication capability.
- 2.8 Shuttle system to transport visitors from offsite parking to Medicine Park.
- 2.9 Map out Medicine Park epicenter to provide eating areas (tables & umbrellas) and to strategically place vendors to improve flow and experience.
- 2.10 Parking lot charging stations to support electric vehicle demand.
- 2.11 Consider Medicine Park Post Office servicing all Medicine Park residents.
- 2.12 Signage for Medicine Park police department offices.
- 2.13 Identify and create plan to repair roads (reference page 30 MPCP).
- 2.14 Create capital improvement plan to expand Medicine Park city water & city sewer infrastructure.

3 LAND USE



LAND USE & DEVELOPMENT OVERVIEW

A key component of a comprehensive plan establishes a vision for the prospective physical development in the form of a future land use plan and related development policies. The Medicine Park future land use plan is accompanied by a development character framework and guidelines for decision makers when evaluating potential development opportunities.

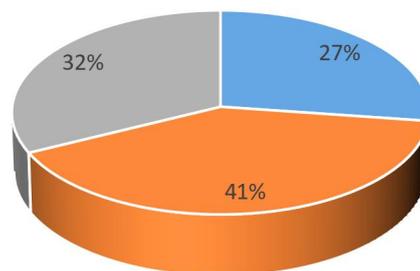
GOALS

> Medicine Park will be a well-planned community with a mixture of residential neighborhoods, and commercial retail balanced with plenty of public uses, parks, and recreational uses.

> The historical resources of Medicine Park will be protected for future generations.

> Medicine Park will continue to undertake detailed plans and studies related to specific topics and geographic areas of the community as necessary to adhere to the guidance and intent of this comprehensive plan.

Zoning: Access and improve current zoning. TOTAL RESPONSES 158



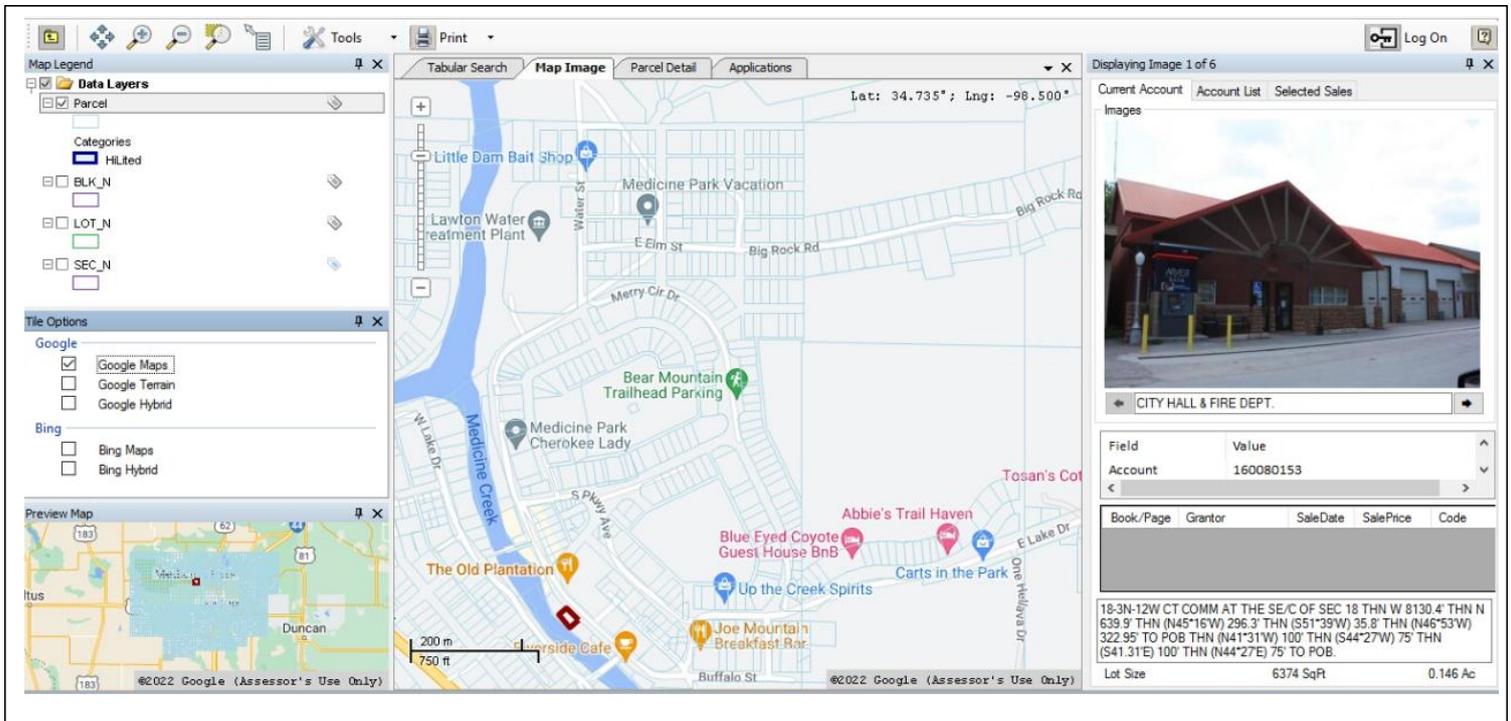
- Not at all important 43
- Somewhat important 64
- Very Important 51

The Medicine Park Planning & Preservation Commission (PPC) mission is to plan, direct and review projects that directly affect Medicine Park and its historical preservation. The PPC works directly in conjunction with Medicine Park Economic Development Authority (MPEDA), the Board of Adjusters (BOA), and the town's Board of Trustees.

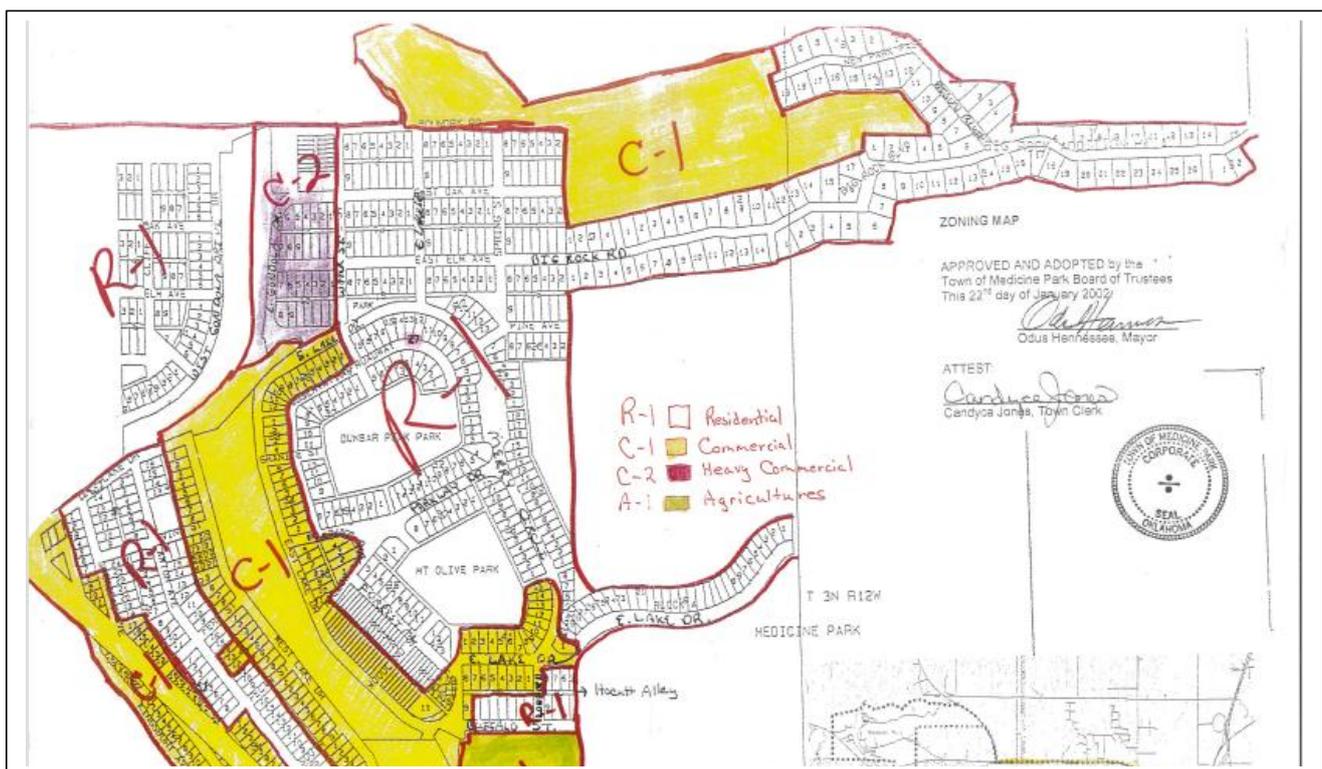
LAND USES & MAPPING

The future land use plan incorporates the recommendations of previous and current planning efforts. The future land use plan also recognizes the influences of major developments and trends in the community. Future development hinges on infrastructure development such as sewer, water, gas, communications and broadband services.

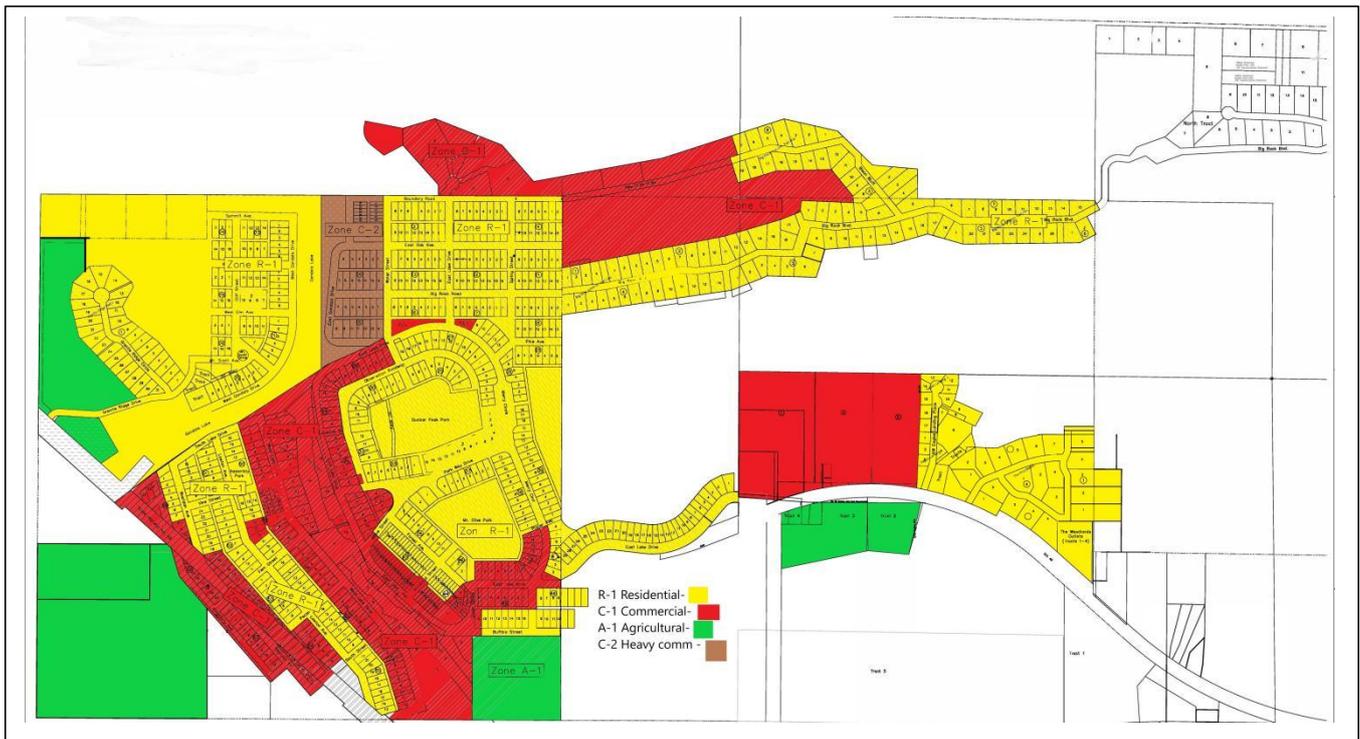
Comanche County Parcel Mapping Tool [Comanche County Oklahoma \(Imweb.dyndns.org\)](http://Comanche County Oklahoma (Imweb.dyndns.org))



Medicine Park current approved zoning mapping



Medicine Park proposed zoning map



RESIDENTIAL USES

FAMILY RESIDENCE R-1 Section 48-77

The principal use of land in the R-1 district may range from single-family to multiple family uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses, are permitted. The recreational, religious and educational facilities normally required to supplement orderly and attractive residential areas are also permitted. Stability of property values, attractiveness, order, and efficiency are encouraged by providing for retention of historic settings and elements, and for adequate open space for dwellings and related facilities, and through consideration of the proper functional relationship of each use permitted in the district.



COMMERCIAL USES

TOURIST COMMERCIAL C-1 Section 48-78

The C-1 district is for the conduct of retail trade and tourism-related services to meet the needs of the local and highway commercial tourism economy. Because these shops and stores may be closely associated with residential, religious, recreation, and education uses, unusual requirements may be listed. The PPC may assess the impact of a proposal on the town, and recommend mitigating measures, if necessary, to offset potentially damaging measures



HEAVY COMMERCIAL C-2 Section 48-79

The C-2 district is intended to accommodate heavy commercial, quasi-commercial and industrial development within the town which will not adversely affect surrounding or area neighborhoods. Appropriate standards will ensure that suitable land is selected for these purposes and that the resulting effects will not be offensive to the town.



ENTERTAINMENT COMMERCIAL C-3 Section 48-80

The C-3 district is intended to accommodate commercial activities oriented primarily towards large entertainment facilities and uses that will produce major or additional requirements for parking, public utilities and other potentially costly public support investments, or these entertainment uses that will substantially impact the town. Appropriate standards will ensure that suitable land is selected for these uses and purposes, and that the resulting effects will not place an extreme financial, environmental, social, or infrastructural burden on the town and the board's ability to address these issues successfully.



AGRICULTURE USE

AGRICULTURE A-1 Section 48-76

The A-1 district provides protection for agricultural-type lands in the town which may exist or develop in the future, or which should remain in agricultural-type usage (such as floodable areas). All territory hereafter annexed to the town shall initially be classified in the A-1. Property and buildings in an A-1 district shall be used only for the purposes specified in this section

N/A

OTHER USES

HISTORIC ENABLING DISTRICT H-1 Section 48-81

The H-1 district is designed to encourage the protection, stabilization, rehabilitation, and restoration of identified grouping of historic, architectural, social or visual significance, and to the individual landmarks, landmark sites and historic features located therein, to safeguard the town's historic and cultural heritage, as embodied and reflected in such designated historic districts. The requirements of the overlay district are in addition to the requirements contained in the basic, underlying zoning districts.



PARKS & RECREATION & OPEN SPACE

Proposed

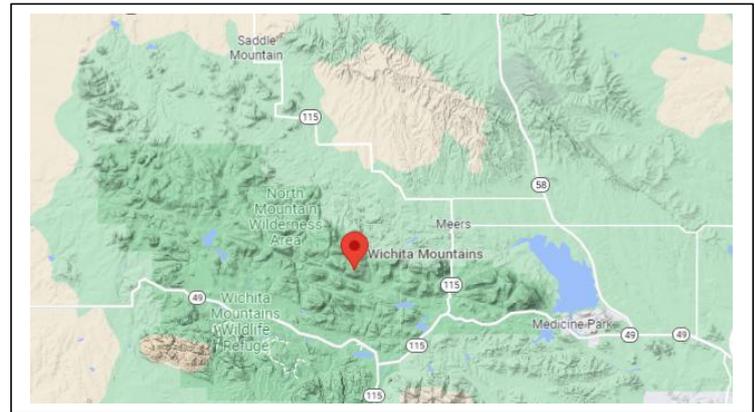
Proposed? Castle Park



PARKS & RECREATION (Federal, State, Local)

Wichita Mountains

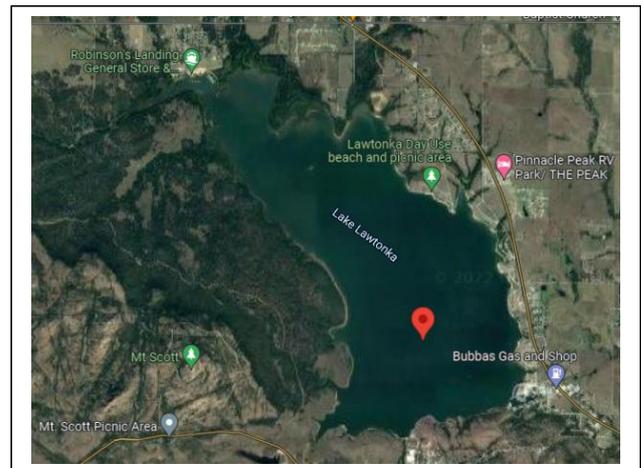
The Wichita Mountains took the name of the American Indian tribe that inhabited this region in the mid 1500's. By the mid 1600's the Eastern Shoshone people who became known as the Comanche migrated southward. Located in southwestern Oklahoma, the Wichita Mountains include the Quartz Mountains. The main Wichitas trend in a northwest-to-southeast direction and extend for approximately thirty miles and the highest peak, Mount Scott, with an elevation of 2,464 feet. The most common igneous rocks associated with the Wichita Mountains are granite, rhyolite and gabbro. The Wichita Mountains are home to one of the United States' earliest wildlife refuges. In 1901 Pres. William McKinley originally set aside a portion of the Wichita Mountains as a forest reserve, and in 1905 Pres. Theodore Roosevelt redesignated it as a game preserve. The area became the Wichita Mountains National Wildlife Refuge and occupies 59,020 acres. Animals in the refuge include Texas longhorn cattle, bison (buffalo), elk, deer, coyotes, prairie dogs and turkeys, and the vegetation community includes 806 plant species. The refuge has 22,400 acres available for recreational uses, including picnicking, camping, hiking, boating and fishing. Hunting at the refuge is available by lottery only.



WATER RESOURCES

Lake Lawtonka

Lake Lawtonka in Comanche County is 2 square miles. It is formed by a dam 60 feet high and 375 feet long across Medicine Creek. The lake provides the water supply for the Fort Sill and Lawton communities as situated south of the water reservoir. The town of Medicine Park is south of the lake and provides a visual of the Lawtonka dam. Lawtonka Acres and Robinson's Landing Marina are located at the north shoreline boundaries of the Lawtonka recreation area.



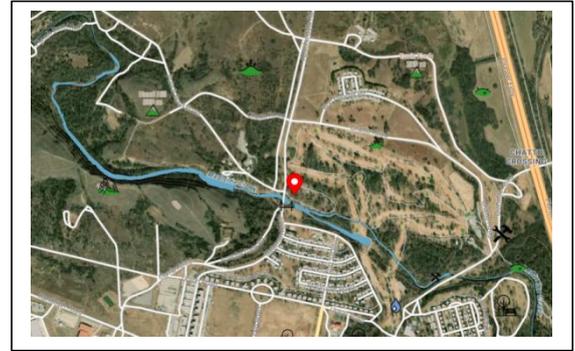
Elmer Thomas Lake

Elmer Thomas Lake is in Comanche County and is located on the boundary between the Wichita Mountain Wildlife Refuge and Fort Sill military base. The lake is named for an Oklahoma lawyer and politician, Elmer Thomas (1876–1965), who lived in Lawton and represented Oklahoma's 6th Congressional District. The lake has a stream source from Little Medicine Creek, encompasses 334 acres, and primarily serves as a recreation area. Lake Elmer Thomas Recreation Area (LETRA) which is on the Fort Sill military base, provides camping areas, cabins, a swim beach, water slides, picnic areas, boating ramps and boat rentals. On the refuge side of the lake, there are two fishing piers and a boating ramp.



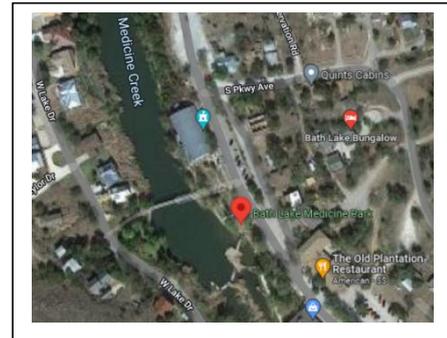
Medicine Creek

Medicine Creek Stream is in Comanche County, Oklahoma. This body of water covers a mile stretch of stream which has a maximum depth of 8 feet and an average depth of 5 feet. It is stocked with hybrid sunfish, channel catfish and rainbow trout.



Bath Lake

Bath Lake was formed in the 1920s as the town’s swimming hole and has since remained a hidden gem in the state. Located in the center of downtown, you will find a lake that contains beautiful waterfalls, stairs that provide entry at different points, and plenty of both shallow and deep areas, allowing you to sit, stand, swim, or simply float and enjoy the picturesque scenery that surrounds the shoreline. In the winter, Bath Lake is the perfect spot to perch on the shore and fish for trout.



Medicine Park Event Land Use (EXAMPLE)

Traffic is controlled flowing through East Lake Drive.



FLOOD PLAINS

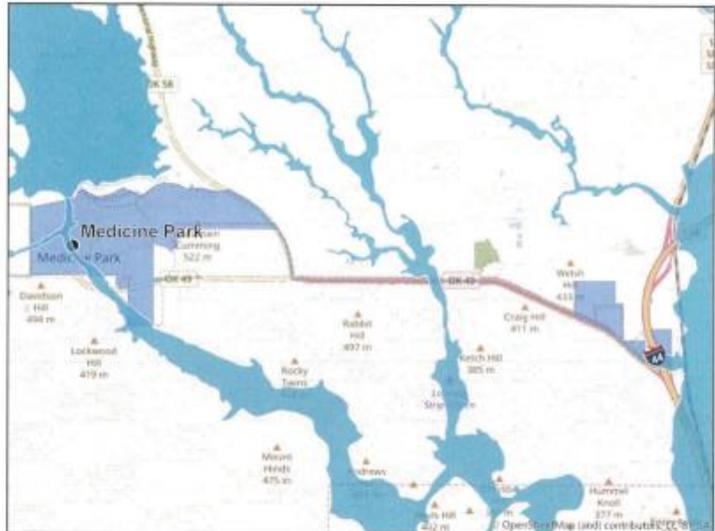
Medicine Park Elevation 1293

United States Geological Survey site at

<https://www.usgs.gov/>

By combining the historical record, data from ongoing stream gage monitoring and data on new events, the USGS can develop the expertise and tools that help Federal, State, and local community leaders not only to enhance short-term preparation aid, and recovery efforts, but to better understand how their flood risk may be changing over time and how they can reduce their risk in future events.

Medicine Park, OK - Flood Hazard Area



EXPLANATION

- | | | | | | |
|----------------------------------|--------------------|--------------------------------------|----------|--|---|
| Lawtonka model study area | County boundary | Elevation contour (10-foot interval) | Stream | Index cross section | Point of interest |
| Sunny-day inundation area | Interstate highway | Primary | Railroad | U.S. Geological Survey streamflow-gaging station | 3:54 Time to maximum stage, in hours:minutes |
| Maximum probable inundation area | State highway | Secondary | Bridge | U.S. Geological Survey lake-stage station | |
| Incorporated area | U.S. highway | | | | |

**Lake Lawtonka Dam
Elevation 1343**



Lawtonka Lake Info Map DOWNLOAD DATA

NID ID: OK00450 Location: Comanche, Oklahoma Owner Name: CITY OF LAWTON Owner Type: Local Government Data Updated: 04/06/2021

SUMMARY PROJECT STRUCTURE INSPECTION AND EVALUATION RESPONSE PREPAREDNESS ATTACHMENTS

Structure Information VIEW

Owner Name(s): CITY OF LAWTON
Purposes: Water Supply

NID Height (Ft): 90
Dam Type: Gravity

NID Storage (Acre Ft): 88,665
Year Completed: 1939

Inspections VIEW

Last Inspection Date: 07/07/2020

Response Preparedness VIEW

Emergency Action Plan Prepared: Yes
Last Emergency Action Plan Revision: 07/07/2020

**Lake Elmer Thomas Dam
Elevation 1384**



Lake Elmer Thomas Dam Info Map DOWNLOAD DATA

NID ID: OK00466 Location: Comanche, Oklahoma Owner Name: US FISH AND WILDLIFE SERVICE Owner Type: Federal Data Updated: 05/21/2021

SUMMARY PROJECT STRUCTURE INSPECTION AND EVALUATION RESPONSE PREPAREDNESS ATTACHMENTS

Structure Information VIEW

Owner Name(s): US FISH AND WILDLIFE SERVICE
Purposes: Fish and Wildlife, Pond, Recreation

NID Height (Ft): 113
Dam Type: Gravity, Concrete

NID Storage (Acre Ft): 11,800
Year Completed: 1993

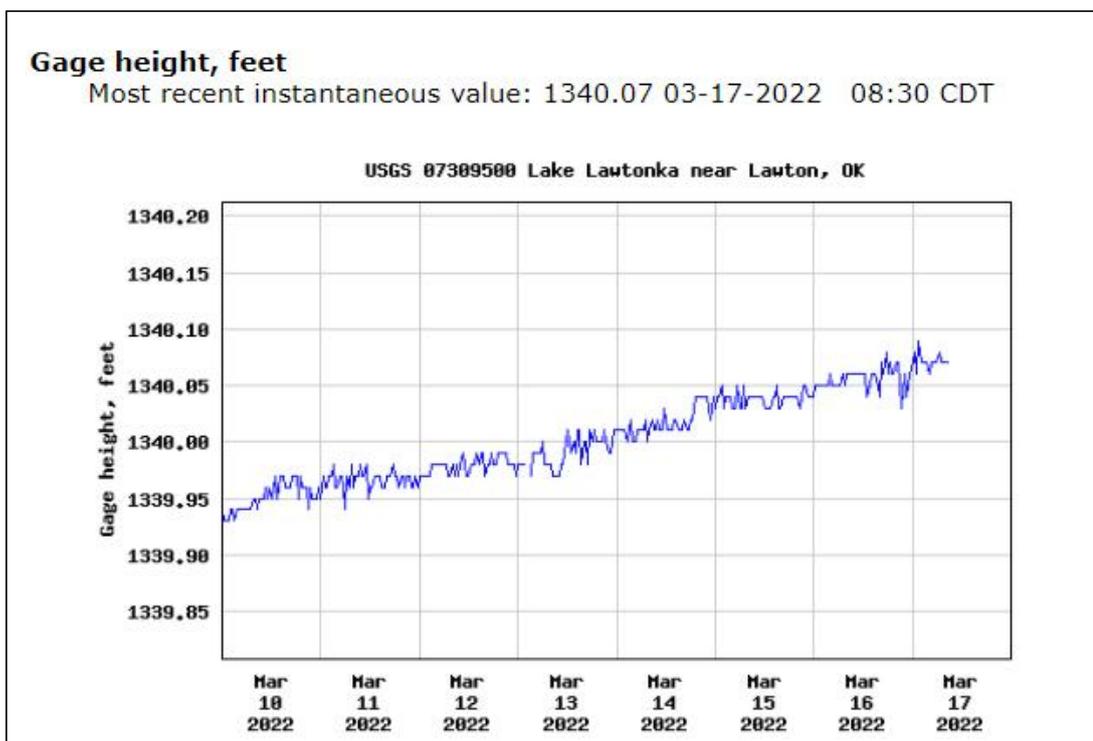
Inspections VIEW

Last Inspection Date: 09/25/2018

Response Preparedness VIEW

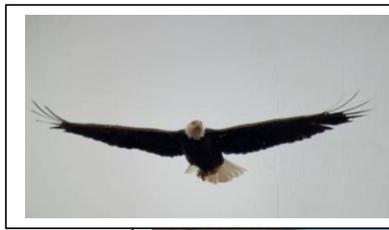
Emergency Action Plan Prepared: Yes
Last Emergency Action Plan Revision: 12/01/2020

Lake water levels can be found at <https://waterdata.usgs.gov/>



WILDLIFE HABITAT

Your national wildlife refuges protect vital landscapes and ecosystems that support wildlife. The refuge is an island where the natural carpet of grass escaped destruction because the rocks underfoot defeated the plow. The prairie community hums with life. The refuge provides habitat for large native grazing animals and Texas Longhorn cattle. American Bison, Rocky Mountain Elk, deer, coyotes, black-tailed prairie dogs North American river otters total more than 50 mammal and species. Also present are Red-tailed hawks, and turkey, and colorful "Mountain Boomer" lizards. The varied habitats across the refuge include bunch grasses, post oak and blackjack oaks (these are just a few) that provide places for over 275 species of birds to nest, feed or rest during migration. Refuge lakes and streams support 64 reptile amphibian species, 36 fish and aquatic animal species, 806 plant species thrive at this refuge. Some have called this place home for centuries; others are simply newly returned through conservation and reintroduction efforts. The refuge has been privileged to play significant roles in the conservation and restoration of American Bison, and the black-capped vireo. The most visible native species are the herds of bison, elk and deer. While neither "native" nor "wildlife," a herd of Texas longhorn cattle is maintained to preserve the cultural and historical legacy of this breed. These species are the basis for the vegetative management on the refuge, as they are responsible for most of the grazing and browsing.



ENVIRONMENTALLY SENSITIVE & ENDANGERED SPECIES

The area harbors the second largest breeding population of **Federally endangered** Black-capped Vireos.



Oklahoma listed endangered

- Long-nosed darter
- Neosho mucket mussel
- Oklahoma cave crayfish
- Black-sided darter



SOILS & MINERAL RESOURCES

The main Wichita Mountains trend in a northwest-to-southeast direction and extend for approximately 30 miles. They comprise one of two locations in the state where igneous rocks are found above the earth's surface. The most common igneous rocks associated with the Wichita Mountains are granite, rhyolite and gabbro. The mineral wealth of the Wichita Mountains comes from an abundance of granite, limestone, dolomite, and sand and gravel. Deposits of iron ore have also been mined from the Wichita Mountains.

The most common soil in the Wichita Mountains is Brico series, which has a topsoil of brown cobbly loam over a reddish brown to red cobbly clay loam. The Brico series consists of very deep, well-drained, moderately slowly permeable soils that formed in colluvial material weathered from dominantly granitic rock of Cambrian age. These gently sloping to strongly sloping soils are on foot slopes of the Wichita Mountains

The Mount Scott granite cobblestones that were used to build Medicine Park were naturally formed in a process called spheroidal weathering. This is caused by a combination of mechanical (physical) weathering and chemical weathering, forming the rock into rounded boulders.



CONSERVATION & IMPACT

Senator Elmer Thomas helped establish the Fish Hatchery at Medicine Park in 1912 and opened in 1915. The hatchery was built with convict labor from McAlester, OK.

James A Manning went to work for the Oklahoma Game & Fish Dept at Medicine Park in Dec 1923 and became hatchery superintendent in 1928 and retired in 1961.

“All materials had to be hauled from the railroad with horse-drawn vehicles. Roads were terrible. Sometimes the drivers would be two days to Lawton or Fort Sill and return. During construction of the Hatchery, all the concrete and rock were handled by hand. No mixers or power equipment were used”
-James A Manning

Three new ponds, several fish culture ponds And a fish display building with 15 aquariums with a fountain for big fish were added.

In 1938 another expansion adding 40 new Ponds, and a 12” water line was installed.

The fish go to public waters all over the state. Fish were delivered in a wooden cab Ford truck and shipped on trains.



FUTURE OUTLOOK & NEEDS

- > Medicine Park has come a long way since 1983 and now envisions individual area plans. These individual areas include Residential R-1 Tourist Commercial C-1, Heavy Commercial C-2, Entertainment Commercial C-3, Agriculture A-1, Historic Enabling H-1, and Parks & Recreation / Green Space (proposed) These area plans focus on specific land use issues and geographic areas.
- > Medicine Park should continue to pursue planning efforts and evaluate how regulations limit or encourage desired land use and character.
- > The following land use and development plan initiatives identify some potential future efforts that will help implement the related goals and policies.

What Residents had to Say!

- > Enforce Ordinances & Regulations to clean up poorly maintained properties & protect property values
- > Beautify and take pride in the community. Improve Medicine Park image through education.
- > Medicine Creek waterfront improvements / revitalization.
- > Preservation of Parks/Rec & Green space.
- > Evolve efforts to support public participation

LAND USE & DEVELOPMENT PLAN INITIATIVES

- 3.1 Train and educate on using the Comanche County Tax Assessor Mapping tool.
- 3.2 Using the Medicine Park Comprehensive Plan, envision a land use plan that supports infrastructure initiatives.
- 3.3 Identify and enter MOU for public parking areas to best support local businesses.
- 3.4 Identify and develop Parks & Recreation areas to support residents and visitors.
- 3.5 Enforce Medicine Park Ordinances to improve community image.
- 3.6 Identify land areas to support wildlife habitat preserves to help protect endangered species.
- 3.7 Create a Land Use map that will provide a "SAFE" environment while providing Tourists a place to sit, eat and shop supporting all Medicine Park businesses and residents. (see example map on page 37)

4 ECONOMIC DEVELOPMENT



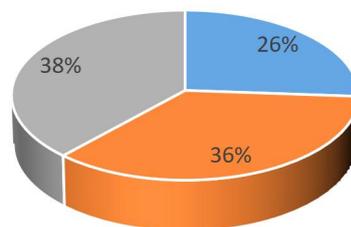
ECONOMIC DEVELOPMENT OVERVIEW

This chapter summarizes the demographic profile of Medicine Park's population and provides a general analysis of recent trends and conditions. Understanding how population demographics are changing is a key component to planning for housing and Economic Development needs and priorities. Economic evaluation for the 2021 Plan included examining Medicine Park's revenue sources, comparing cost of living employment data, commercial real estate and the health of local businesses.

GOALS

- > Medicine Park will promote existing business growth to expand the tax base and stay ahead of inflation.
- > Promote the expansion of net new jobs and capital investment.
- > Identify building and site opportunities.
- > Analyze housing issues and identify potential solutions.
- > Engage in workforce analysis, commuter data and ideas for increasing sales tax revenue.
- > Identify leadership for a Dark Sky development group.
- > Brand Medicine Park.

Visitors: Identify current visitor demo and target underserved groups. TOTAL RESPONSES 157



- Not at all important 41
- Somewhat important 56
- Very Important 60

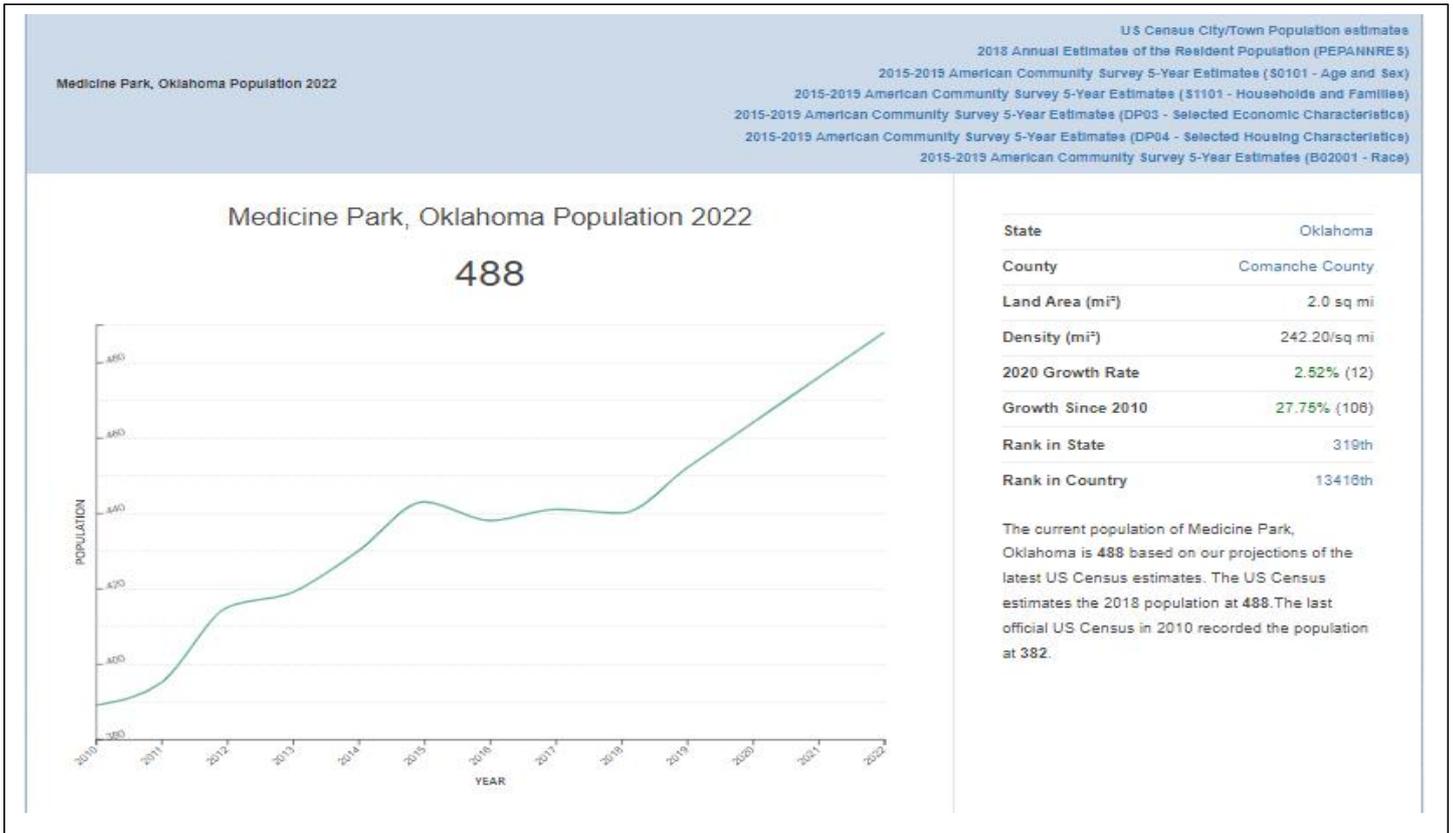
WHAT MEDICINE PARK HAS TO OFFER

- > Healthy sales tax base
- > Inclusion in Lawton MSA (Metropolitan Statistical Area) for advantages of services, workforce and jobs
- > Lower tax rate & cost of living than national average
- > Tourism--Town of Medicine Park, retail, concerts and Wildlife Refuge
- > Outdoor activities---hiking, boating, mountain biking, rock climbing, camping, and fishing

ECONOMIC BASE, POPULATION, RETENTION & GROWTH

Medicine Park is a city located in Comanche County Oklahoma. With a 2020 population of 488, it is the 319th largest city in Oklahoma and the 13,416th largest city in the United States. Medicine Park is currently growing at a rate of 2.52% annually and its population has increased by 27.75% since the most recent census, which recorded a population of 382 in 2010. Spanning over 2 miles, Medicine Park has a population density of 242 people per square mile.

Medicine Park has an average annual population growth rate of 2.62% and has grown 27.75% over the past 12 years



Medicine Park Households

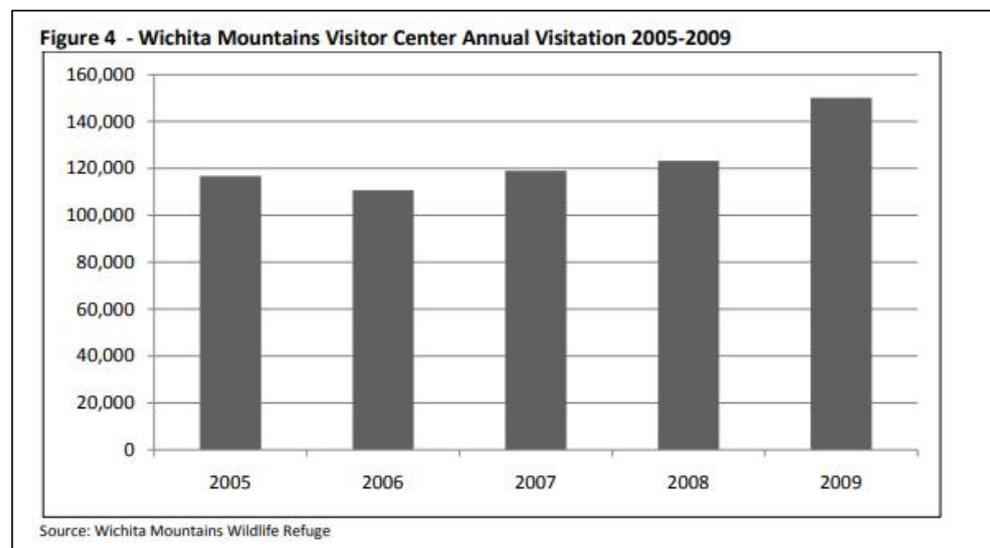
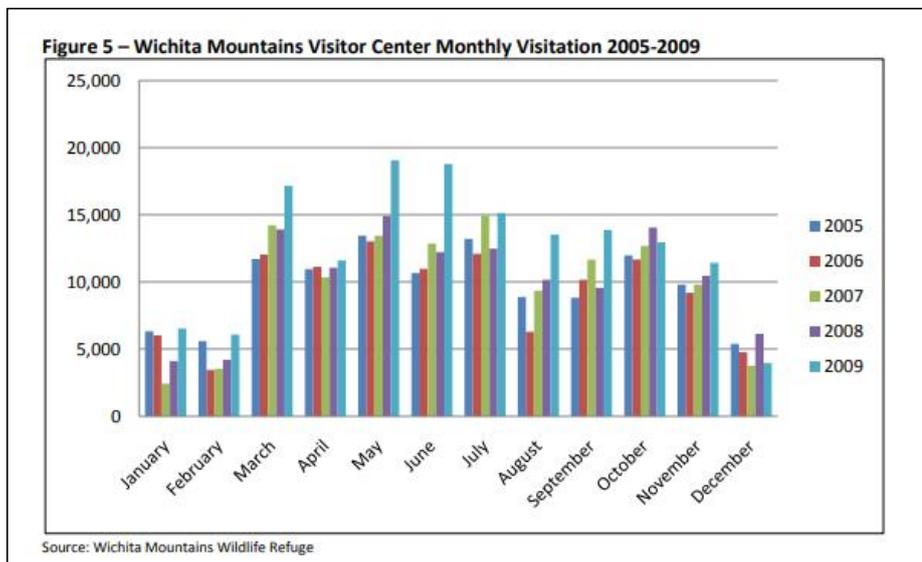
Average household size is 2.67 with 81.4% of the 145 homes owned.



TOURISM POPULATION

Wichita Mountains

Largest National Wildlife Refuge in the state and is double the average size of other Oklahoma refuges. The refuge employs 38 full-time workers in the areas of refuge administration, public use administration, biological sciences, law enforcement, fire management and maintenance. Several volunteer staff assist with the operation of the visitor center and refuge programs. The visitor center has 22,000 square feet of exhibition space and a bookstore/gift shop that is operated by the Public Lands Interpretive Association. Educational exhibits explain the four major habitat categories found on the refuge, which include: rock lands, aquatic, mixed-grass prairie and cross timbers. Wichita Mountains visitor center is open seven days a week and is also the busiest refuge in Oklahoma, with a total visitation of approximately 1.6 million visitors in 2009, including roughly 150,000 visits to the visitor center. The refuge estimates total visitation numbers from traffic counters at four entry/exit gates. Refuge staff manually count visits into the visitor center, including people participating in environmental educational programs. The refuge estimates that private automobiles, the primary mode of travel to the refuge, typically carry 2-4 passengers per vehicle. In the last decade, total annual visitation to the refuge has increased by approximately 22%, and visitor center visitation has increased by about 29% since 2005 (Figure 4). Between 2008 and 2009, total annual visitation to the refuge increased 13%, and by 21% to the visitor center. Historically, the refuge experiences high visitation over the New Year’s holiday and during the early spring and early fall (Figure 5). Typically, weekend days (Friday-Sunday) experience the highest daily visitation averages of between 350-800 people per day. The recent Visitor Services Program Review for the refuge reveals that the primary purpose for visitation to the refuge is wildlife observation, generally by automobile sightseeing.



Lake Lawtonka

Lake Lawtonka estimates approximately 100,000 visitors a year with many campers from all over the USA including visitors from Sweden and Germany.

We have day-use swimming that serves anywhere from 50+ on the weekdays to 200+ on the weekends. Swimmers are mostly from the surrounding area, but include folks from Oklahoma City, Tulsa to the north and Wichita Falls, Fort Worth to the South. Visitors come out to attend functions at Medicine Park, visit the Wichita Wildlife Refuge and spend time enjoying Lake Lawtonka.

On the west side of Lake Lawtonka (the base of Mt. Scott) is a mountain bike trail during the summer months and during the winter months is closed to mountain biking and opens for hunters. Lake Lawtonka also attracts many fishermen and other boating recreation. In 2012, the record small mouth bass was caught in our very own Lake Lawtonka. With this catch Lake Lawtonka has seen its share of fisherman and has hosted many fishing tournaments.

The City of Lawton has a consulting firm doing research of both Lake Lawtonka and Lake Ellsworth. We are expecting to hear the results of the Lakes Master Plan sometime in October or November 2022.

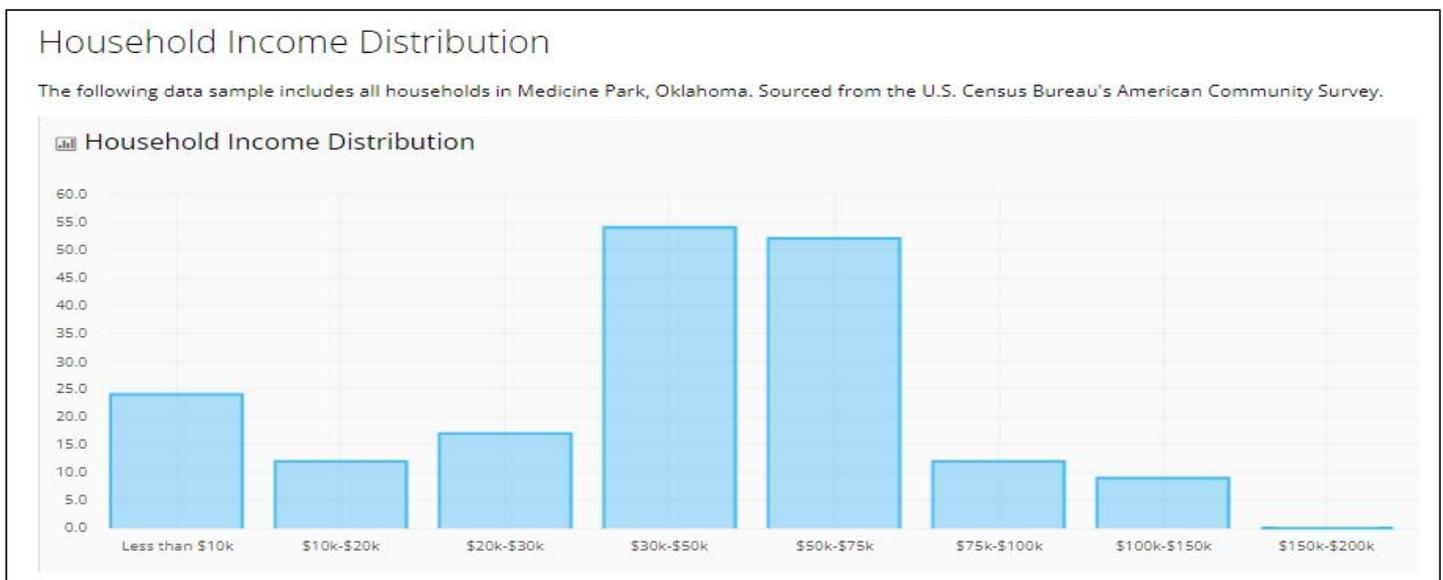
COST OF LIVING, INCOME & HOUSING ANALYSIS

The cost-of-living index is based on a national average of 100. For example, if the cost of living is 90, then it is 10% lower than average. If the cost of living is 110, then it is 10% higher than average. Estimates based upon nearby cities were used. Data for Medicine Park Residents reflects a Cost-of-Living Index of 83.0 (17.0% below the US avg), an unemployment rate of 3.9% (OK 6.0%), a Poverty Level of 6.4% (OK 14.3%).

Economic Data Cost of Living Indices are based on an average of 100 Source 2020 Census						
	Median Income	Median House Cost	Healthcare	Utilities	Groceries	Indices
Altus	47,990	53,600	112.2	103	87.8	66.9
Duncan	50,017	64,000	128.5	98.5	88.5	73.2
Lawton	47,690	102,300	117.7	99.6	90.0	74.3
Anadarko	42,892	64,200	160.9	108	91.1	76.4
Chickasha	48,796	72,100	118.4	102.6	91.4	76.8
Cache	44,407	128,000	117.7	100.1	89.6	77.4
Medicine Park	53,438	177,600	117.7	102.3	94.0	83
Oklahoma	53,840	142,400	116	99.7	94.7	83.7
Elgin	60,682	180,900	117.7	101.3	95.3	85
USA	67,521	229,800	100	100	100	100

Household Income

In Medicine Park, 12.2% of the residents in the non-military labor force are employed by the local, state and federal government.



Medicine Park real estate 12-month trend shows home list price increase of 11.8%

Neighborhood: Housing Stats and Charts

	Medicine Park	Comanche County	Oklahoma	USA
Median Estimated Home Value	\$330K	\$148K	\$193K	\$313K
Estimated Home Value 12-Month Change	+33.6%	+0.4%	+9.9%	+20.9%
Median List Price	\$55.9K	\$75K	\$235K	\$135K
List Price 1-Month Change	-20.1%	-16.2%	+3.5%	0%
List Price 12-Month Change	+11.8%	-37.2%	+14%	+3.9%
Median Home Age	44	49	46	42
Own	81%	53%	66%	64%
Rent	19%	47%	34%	36%
\$ Value of All Buildings for which Permits Were Issued	-	\$17.4M	\$2.85B	\$307B
% Change in Permits for All Buildings	-	+54%	+16%	+13%
% Change in \$ Value for All Buildings	-	+34%	+15%	+10%

TAX RATE ANALYSIS

Where does your Tax Money Go?

Medicine Park Homeowners pay 1,058.00 on a \$102,287 fair market value home.

The tax dollars are allocated as follows.

C001: Comanche County: \$194.06

SM08: Medicine Park-Lawton Schools: \$688.62

T065: City of Medicine Park \$0.00

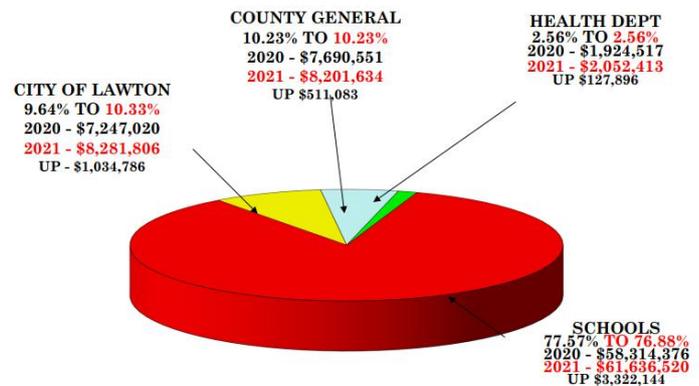
V009: Vo-tech District: \$175.32

DISTRIBUTION OF TAX DOLLARS

TOTAL TAX DOLLARS COLLECTED FOR 2020 \$75,176,454

PREPARED BY: GRANT EDWARDS
COMANCHE COUNTY ASSESSOR

2021 - \$80,172,372



Valuation	Current	2021	Tax Detail (Millages)	%	Mills	Dollars
Land Value	42,000	42,000	C001 COMANCHE COUNTY			
Improvements	60,287	62,494	GENERAL FUND	11.1	10.23	117.61
Mobile Home	0	0	HEALTH FUND	2.8	2.56	29.43
Fair Market Value	102,287	104,494	SCHOOL FOUR MILL	4.4	4.09	47.02
Taxable Value - Capped	102,287	104,494	SM08 MEDICINE PARK-LAWTON M-I			
Assesment Ratio	11.25%	11.25%	GENERAL FUND	38.8	35.67	410.07
Gross Assessed	11,507	11,756	BUILDING FUND	5.5	5.10	58.63
Exemptions	0	0	SINKING FUND	20.8	19.13	219.92
Net Assessed	11,507	11,756	T065 CITY OF MEDICINE PRK			
Tax Rate	92.0300	92.0300	V009 VO-TECH DISTRICT 9 I-8			
Estimated Taxes	1,058.00	1,082.00	GENERAL FUND	11.1	10.23	117.61
			BUILDING FUND	5.5	5.02	57.71

GOVERNMENT REHAB PROGRAM FOR EXISTING HOUSING

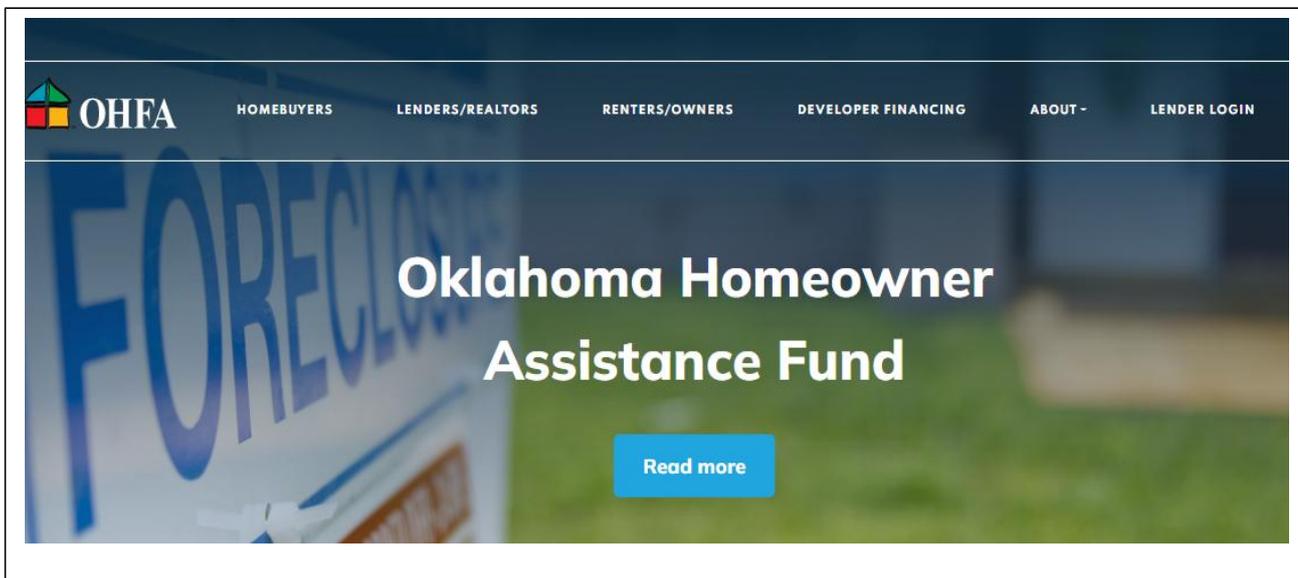
[Home - Oklahoma Housing Finance Agency \(ohfa.org\)](http://ohfa.org)

Housing Grants for Low-Income Residents in Oklahoma - Oklahoma's local government has set aside financial assistance for residents with no or low-income. According to the latest research, with an average household income of \$42,822.00 per year, only 70.40% of the population paid off their mortgages on their homes. The average home value in Oklahoma is \$104,300.00. The main initiative behind this policy is to assist residents financially while they look for jobs or improve their income.

Housing Grants for Green Homes in Oklahoma - There are currently 1,660,000 households in the state of Oklahoma. The local government in Oklahoma actively promotes green initiatives in the housing sector. Funds are available for residents of Oklahoma to improve the sustainability of their homes through energy-efficient, environmentally friendly, and healthy design. For metropolitan and some regional areas in Oklahoma, housing grants are also given to households to improve location efficiency and disaster resiliency.

Housing Grants for Minorities in Oklahoma - To overcome discrimination due to race, color, nationality, gender, religion, disability or familial status, the department of housing in Oklahoma actively promotes fair housing by providing financial assistance in the form of housing grants to the minorities of Oklahoma.

Housing Grants for Home Businesses - For residents of Oklahoma who run businesses at home, they are eligible to apply for housing grants in addition to small business grants. If you use your home as a platform for improving other outcomes, such as business, education, health or environment, the HUD initiatives will be able to provide you with the funding you need.



[Grant Programs - Comanche Nation Housing Authority \(comanchehousing.com\)](http://comanchehousing.com)



OCCUPATION AND WORKFORCE

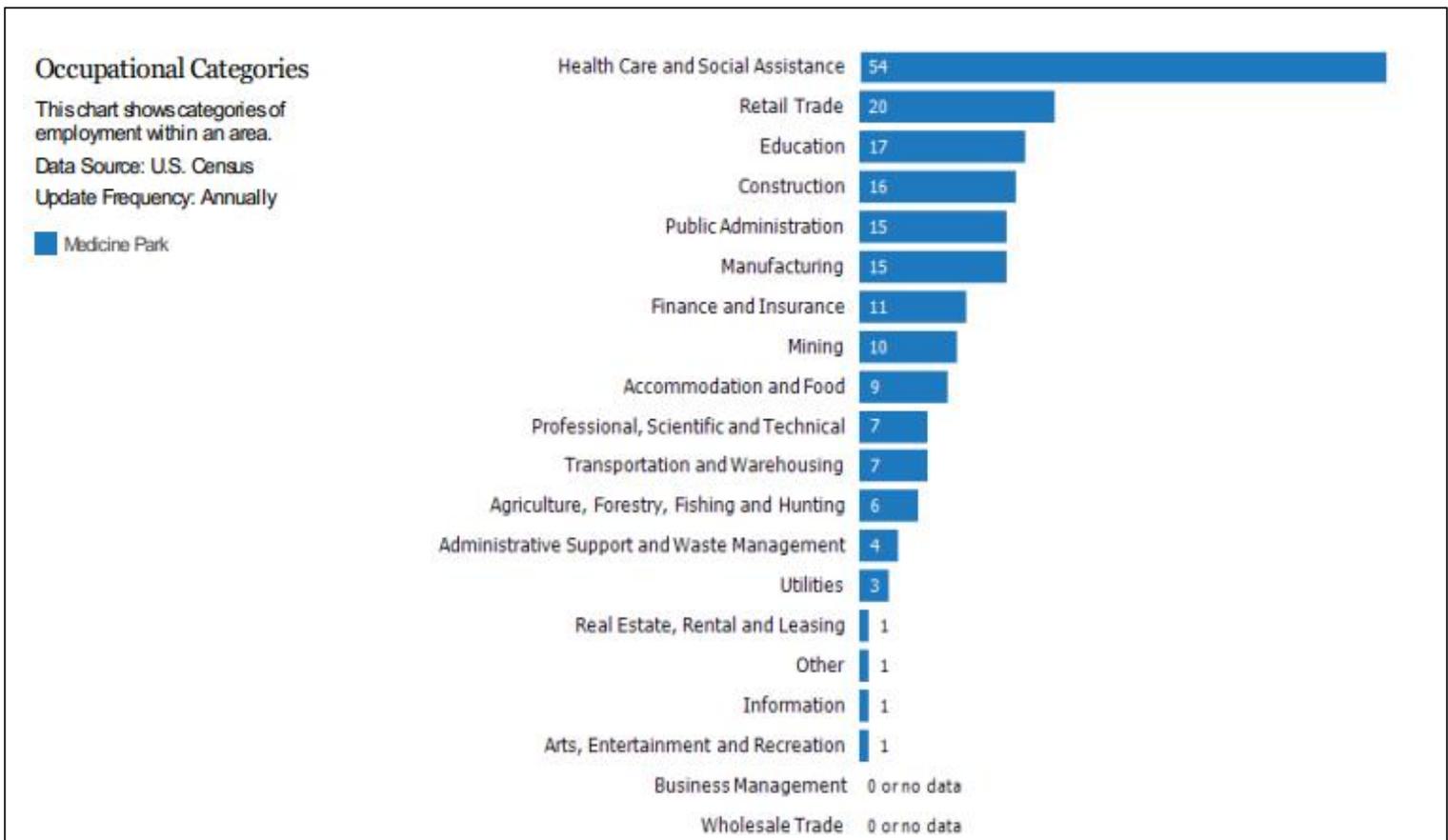
Medicine Park is neither predominantly blue-collar nor white-collar, instead having a mixed workforce of both blue-collar and white-collar jobs. Overall, Medicine Park is a town of professionals, managers, and sales and office workers. There are especially a lot of people living in Medicine Park who work in management occupations (22.30%), healthcare (10.81%), and office and administrative support (10.14%).

Of important note, Medicine Park is also a town of artists. Medicine Park has more artists, designers and people working in media than 90% of the communities in America. This concentration of artists helps shape Medicine Park’s character.

And if you like science, one thing you'll find is that Medicine Park has lots of scientists living in town - whether they be life scientists, physical scientists (like astronomers), or social scientists (like geographers!).

Telecommuters are a relatively large percentage of the workforce: 29.79% of people work from home. While this number may seem small overall, as a fraction of the total workforce it is high relative to the nation. These workers are often telecommuters who work in knowledge-based, white-collar professions. Other at-home workers may be self-employed people who operate small businesses out of their homes.

Medicine Park Employment by Industry



The median household income in Medicine Park is \$53,438.

In Medicine Park, 81.4% of housing units are occupied by their owners. Renters occupy 18.6% of housing units in Medicine Park.

The median gross monthly rent payment for renters in Medicine Park is \$975.

INCOME & HEALTH	
Median Household Income	53,438
Median Family Household Income	62,143
Median Income Renter Occupied	29,688
Without Healthcare Coverage	16.80%
Disabilities	11.60%
GROWTH PROJECTIONS 2020-2025	
Population	-0.25%
Households	-0.12%
Median Household Income	3.13%

Type	Owner ▲	Renter
Female	25%	75%
Non Family	75.4%	24.6%
All	81.4%	18.6%
Married	98.4%	1.6%
Male	100%	0%

81.4% Rate of Home Ownership

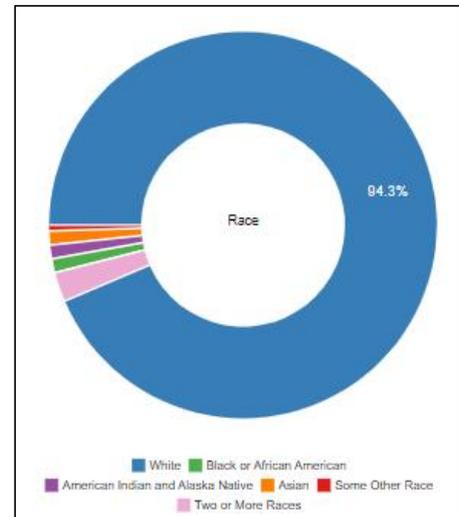
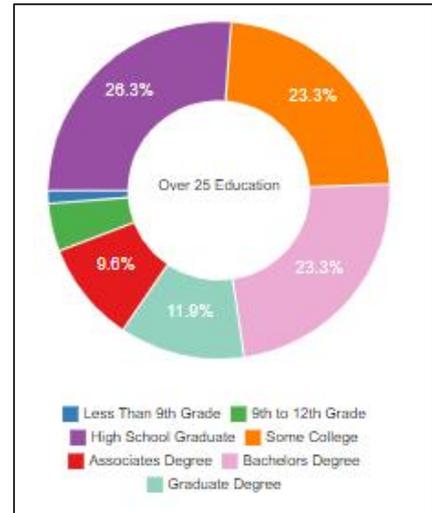
POPULATION DEMOGRAPHICS

According to the latest census statistics, 33.1% of the residents of Medicine Park are 65 or older.

What percentage of Medicine Park, Oklahoma residents are below the poverty line?

In Medicine Park, 6.4% of residents have an income below the poverty line, and the child poverty rate is 22.7%. On a per-household basis, 2.6% of families are below the poverty line in Medicine Park.

MEDICINE PARK DEMOGRAPHICS			
Education Levels		Gender	
Master’s Degree of Higher	12%	Male	44%
Bachelor’s Degree	23%	Female	56%
Associates Degree	10%	Median Age	
Some College	23%	Male	57.3
High School Diploma	26%	Female	61.5
9-12 Grade	4%		
Less than 9 th Grade	1%		
Diversity		Age	
White	94%	0-17 YRS	14%
Hispanic	2%	18-24 YRS	4%
Two or more races	2%	25-44 YRS	29%
African American	1%	45-64 YRS	40%
Asian	1%	65+ YRS	13%
Native American	1%		
Other Races	.3%		



BUSINESS DEVELOPMENT ANALYSIS

A healthy Commercial Business sector supports Medicine Park tourism industry and residents.

Resident input through the public survey shared that Medicine Park should improve the image towards businesses and asked for smart business investments to support small business opportunities.

The Oklahoma Municipal Management Services (OMMS) web portal provides Medicine Park a financial business tool that will help embrace local business and support Medicine Park’s Comprehensive Plan Initiative. Leadership and elected officials can review sales & use tax revenue on a regular basis enhancing Medicine Park’s future.

Oklahoma Municipal Management Services

HOME MEMBERSHIP RESOURCES PROGRAMS TRAINING JOBS CONNECT CONFERENCE

Municipality

Medicine Park

Fiscal Year

2022

Fiscal Year Charts

FY Sales Tax W/PerCapita-MY

Fiscal Year NAICS

FY NAICS comp Per Year by Sector Co...

Fiscal Year Comparisons

Taxes Rank FY 5 up down-Tob Tax

Calendar Year

2022

Calendar Year Charts

CY to Date-All Tax Types

Oklahoma Municipal Management Services

Welcome to the OMMS Data Portal!

To get started--click on one of the drop downs on the left for the desired type of report you would like to view. After selecting the page, ctrl-click on the icon immediately beside the slicer. This will take you to your report. When you are finished viewing the report, or you would like to return to this menu, click on the OMMS icon in the top left hand side of the page--which will return you here. Data will be updated frequently, so check back as often as you like!

If you need printouts of specific pages or if you have suggestions for more content, you can email Tamara at tjohnson@okmms.org, 405-429-8561 or Tracy at tjudd@okmms.org, 405-429-8991

Census data obtained from census.gov
 Tax data obtained from the Oklahoma Tax Commission online
 All tax data represents actual taxes received.

Medicine Park
 FOG - Town
 County - Comanche
 Member Status

REVENUE SALES TAX ANALYSIS

Where do your tax dollars go?

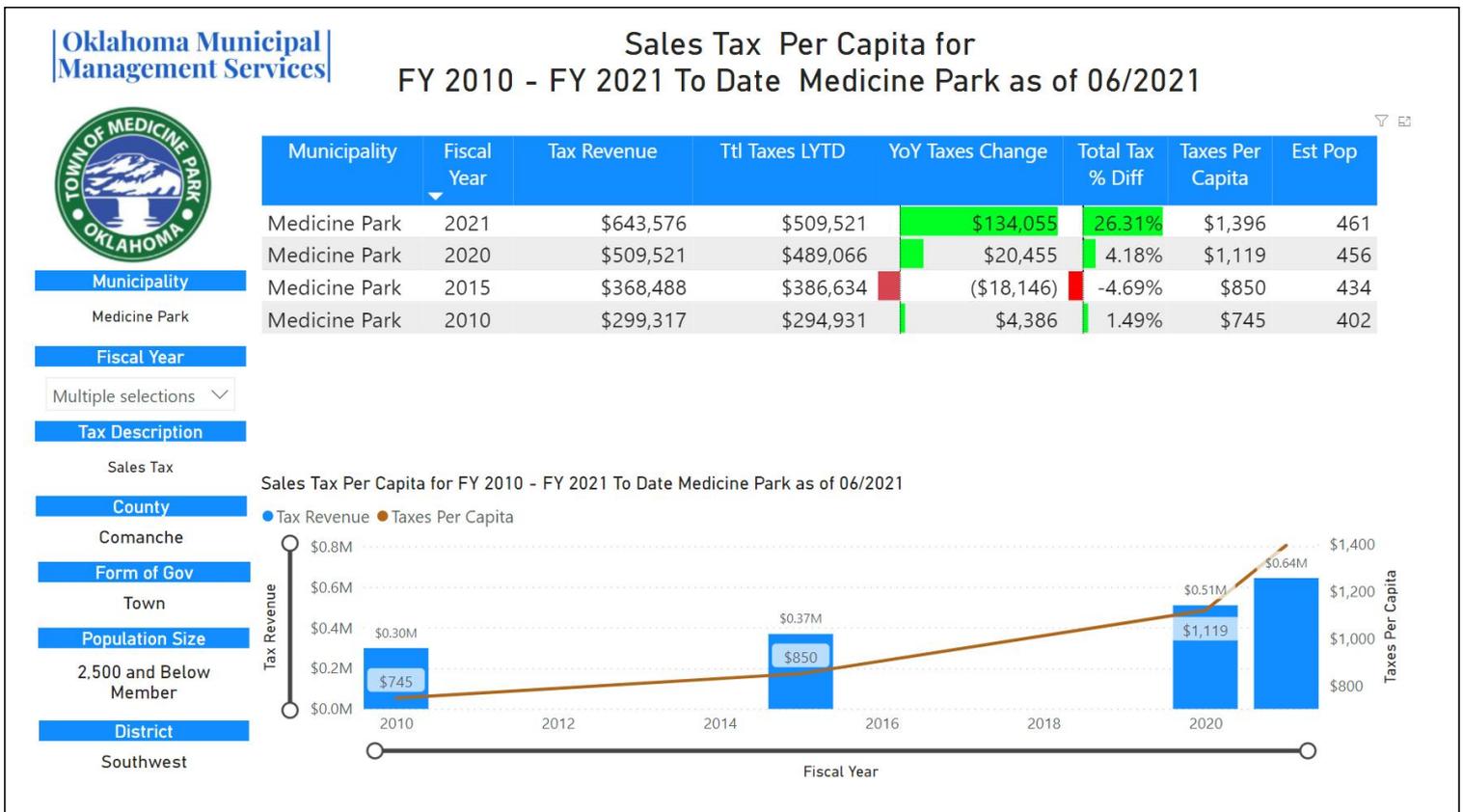
The minimum combined 2022 sales tax rate for Medicine Park, Oklahoma is 9.00%. This is the total of state, county and city sales tax rates.

- Oklahoma sales tax rate is 4.500%.
- Comanche County sales tax rate is 0.375%.
- Medicine Park sales tax rate is 4.125%
- Total = 9.000%
- Lodging tax rate is 5.5%

Example Annual Sales Tax Revenue Generation by estimated volume

Retailer Estimated Revenue	Oklahoma 4.500%	Comanche County .0375%	Medicine Park 4.125%	Medicine Park Lodging 5.50%
10,000	\$450.00	\$37.50	\$412.50	\$550.00
25,000	\$1,125.00	\$93.75	\$1,031.25	\$1,375.00
50,000	\$2,250.00	\$187.50	\$2,062.50	\$2,750.00
75,000	\$3,375.00	\$281.25	\$3,093.75	\$4,125.00
100,000	\$4,500.00	\$375.00	\$4,125.00	\$5,500.00

Medicine Park Sales Tax Revenue for 2021 was up 26.31% over 2020 following a 2020 growth of 4.18% in a pandemic year. Medicine Park Sales Tax collected per capita in 2021 rose to \$1,396 per person from \$1,119 per person in 2020.



Medicine Park sales tax per capita ranks 1st in comparison to similar population communities.



FY 2021 Population Rank

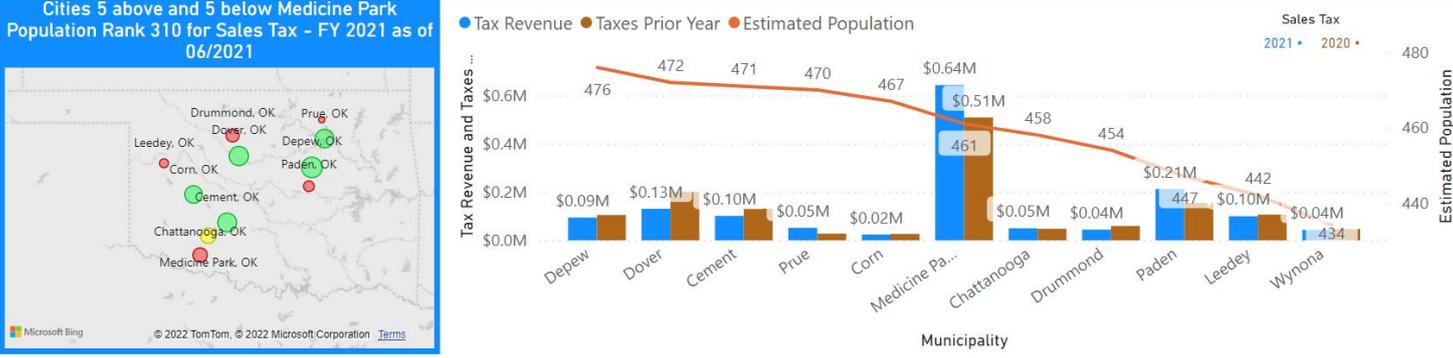
Municipality: Medicine Park
Fiscal Year: 2021

Pop Rank: 310
Tax Description: Sales Tax
Tax Rank: 148

5 Below Medicine Park Pop Rank • 5 Above Medicine Park Pop Rank •

Cities 5 above and 5 below Medicine Park Population Rank 310 for Sales Tax - FY 2021 as of 06/2021												
Municipality	Fiscal Year	Pop Rank	Taxes Rank	Est Pop	Tax Revenue	Taxes Prior Year	Yearly % Diff	Sales Tax per Capita	City Tax Rate	County Tax Rate	State Tax Rate	Total Tax Rate
Depew	2021	305	325	476	\$94,280	\$104,632	-9.89%	\$198	4.00%	1.00%	4.5%	9.50%
Dover	2021	306	292	472	\$130,636	\$200,639	-34.89%	\$277	4.00%	1.25%	4.5%	9.75%
Cement	2021	307	316	471	\$101,026	\$131,160	-22.97%	\$214	3.50%	1.50%	4.5%	9.50%
Prue	2021	308	367	470	\$51,534	\$27,525	87.23%	\$110	3.00%	1.25%	4.5%	8.75%
Corn	2021	309	421	467	\$24,048	\$26,415	-8.96%	\$51	2.00%	2.00%	4.5%	8.50%
Medicine Park	2021	310	148	461	\$643,576	\$509,521	26.31%	\$1,396	4.13%	0.37%	4.5%	9.00%
Chattanooga	2021	311	370	458	\$49,831	\$47,655	4.56%	\$109	3.00%	0.37%	4.5%	7.87%
Drummond	2021	312	382	454	\$44,265	\$59,285	-25.34%	\$98	3.00%	0.35%	4.5%	7.85%
Paden	2021	313	243	447	\$212,447	\$154,597	37.42%	\$475	3.00%	2.00%	4.5%	9.50%
Leedey	2021	314	317	442	\$99,689	\$106,492	-6.39%	\$226	3.00%	1.75%	4.5%	9.25%
Wynona	2021	315	383	434	\$43,086	\$46,979	-8.29%	\$99	4.00%	1.25%	4.5%	9.75%

Cities 5 above and 5 below Medicine Park Population Rank 310 for Sales Tax - FY 2021 as of 06/2021



Medicine Park's primary tax income is from Sales Tax followed by: Use Tax, Cigarette Tax, Tobacco Tax, then Gas Excise Tax. Medicine Park revenue income also shows a breakdown by month for 2020 and 2021 in the bar graph below.



Medicine Park

Fiscal Year: 2021

Tax Description: Sales Tax, Use Tax, Cigarette Tax, Tobacco Tax, Gas Excise Tax

Fiscal Year Month: All

County: Comanche

Population Size: 2,500 and Below Member

Form of Gov: Town

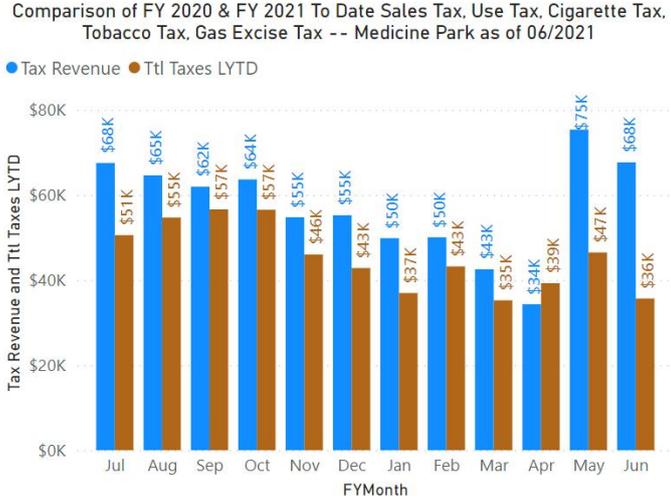
Sales Tax, Use Tax, Cigarette Tax, Tobacco Tax, Gas Excise Tax Overview FY 2021 To Date - Medicine Park- as of 06/2021

Tax Description	Tax Revenue	Ttl Taxes LYTD	Total Tax % Diff
Sales Tax	\$643,576	\$509,521	26.31%
Use Tax	\$37,537	\$28,980	29.53%
Cigarette Tax	\$4,263	\$3,750	13.68%
Tobacco Tax	\$1,478	\$1,173	25.96%
Gas Excise Tax	\$770	\$780	-1.37%
Total	\$687,625	\$544,205	26.35%

Sales Tax, Use Tax, Cigarette Tax, Tobacco Tax, Gas Excise Tax

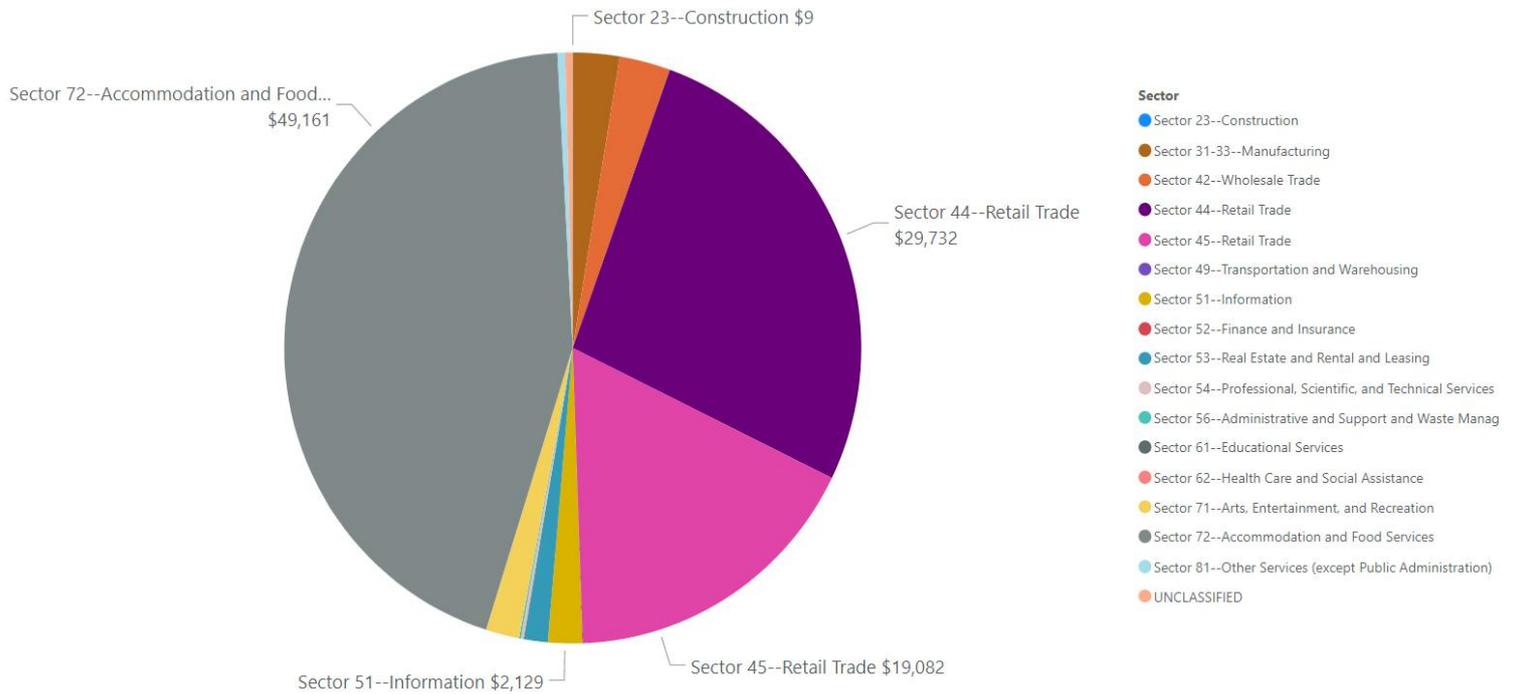
2021 • 2020 •

Comparison of FY 2020 & FY 2021 To Date Sales Tax, Use Tax, Cigarette Tax, Tobacco Tax, Gas Excise Tax -- Medicine Park as of 06/2021



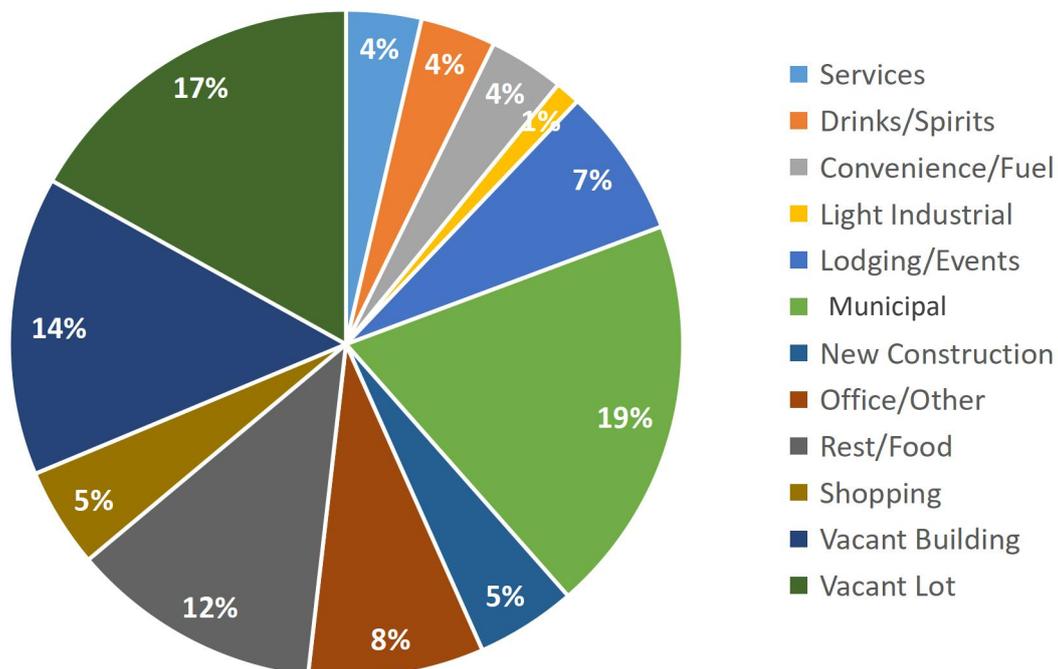
The Pie Graph below for current year 2022 illustrates the percentage of business by sector. **Sector 72 Accommodation & Food** and **Sectors 44 & 45 Retail Trade** driving the majority of the Sales & Use Tax for Medicine Park.

CY Totals for NAICS Sectors with Greater than \$0 in Revenue CY 2022 Medicine Park for Sales Tax, Use Tax as of 02/2022



Medicine Park has 84 Commercial Parcels of property. The pie graph below shows a percentage by business type including vacant parcels. This data can be used to strategically plan future Commercial Investment opportunities. See Appendix A for a complete list of Commercial Parcels:

84 Commercial Parcels Percentage by Business Type
(Source Comanche County Tax Assessors Office)



LODGING ANALYSIS

Medicine Park generates 5.5% income from overnight stays. Below is the current footprint and estimated data.

Bed & Breakfast Lodging

72 Permitted units (44 managed by the Purple Thistle)

Average annual occupancy rate is 60%-70%

Average nightly rate is \$150.00



Plantation Inn Lodging

22 rooms available

Average annual occupancy rate is 60%

Average nightly rate is \$90.00



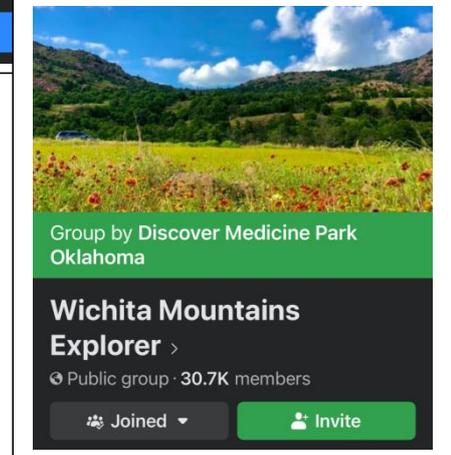
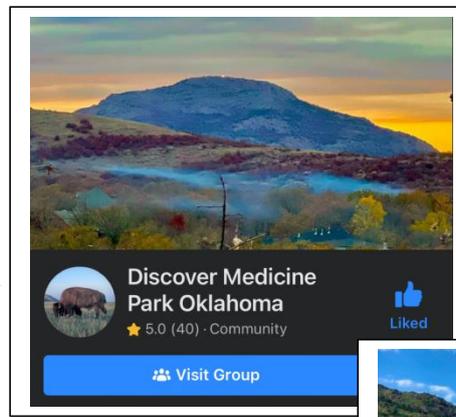
MPEDA (Medicine Park Economic Development Authority)

It is the mission of Medicine Park Economic Development Authority (MPEDA) to assist in the economic growth of Medicine Park through advertising, events and financial assistance to local businesses. MPEDA are members of the following organization: Lawton Fort Sill Chamber of Commerce, Lawton Fort Sill Convention and Visitors Bureau.

A screenshot of the Medicine Park Economic Development Authority website. The top navigation bar includes links for Home, Town History, What To Do, Eat + Drink, Events, Lodging, Government, Contact, and Strategic Planning. Below the navigation is a large heading: "MEDICINE PARK ECONOMIC DEVELOPMENT AUTHORITY". To the right is a photo of a "MEDICINE PARK" sign supported by two stone pillars. Below the heading is a section titled "REGULAR SESSION MEETINGS" with text stating: "The Medicine Park Economic Development Authority (MPEDA) regular sessions are held on the second Thursday of each month at 6:00 p.m. at Medicine Park Town Hall. For agenda and minutes, visit the Town Hall page."

Discover Medicine Park Oklahoma & Wichita Mountain Explorer Facebook

Discover Medicine Park Oklahoma with 40,000 community and Wichita Mountains Explorer with 30,000 members boasting over 70,000 participants. These followers are engaged and help promote Medicine Park and local businesses. With Facebook business analytics data can be utilized to see where tourists are from, what are they looking at, where are they going etc.. This tourism data helps promote all local businesses And help drive foot traffic in Medicine Park.

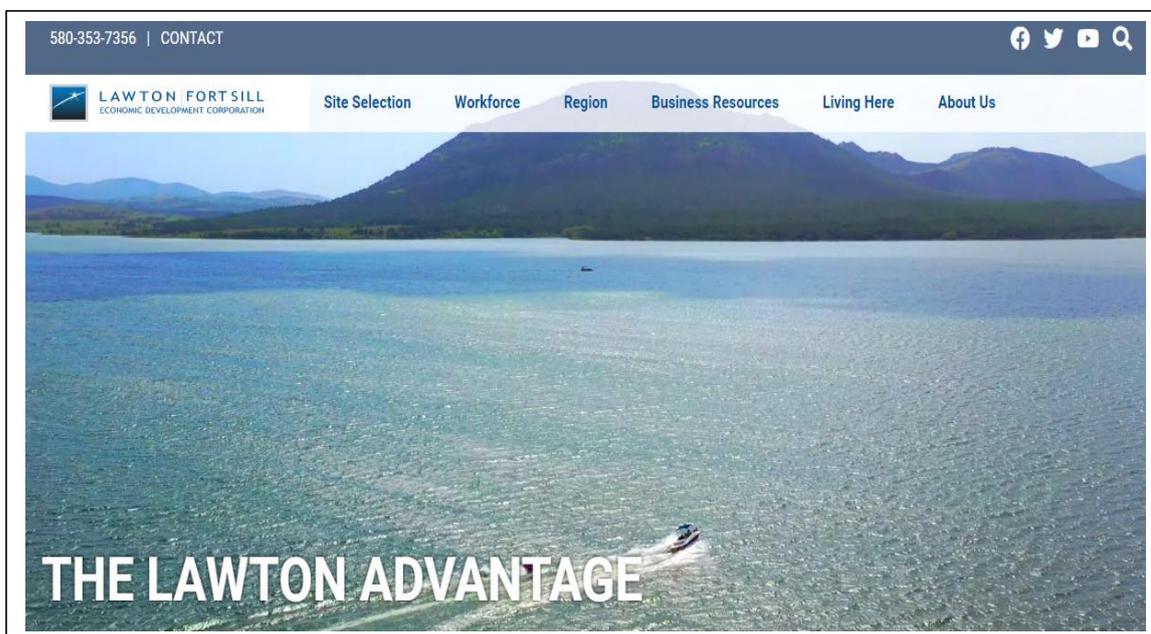


Lawton Ft. Sill Economic Development Corporation (LEDC)

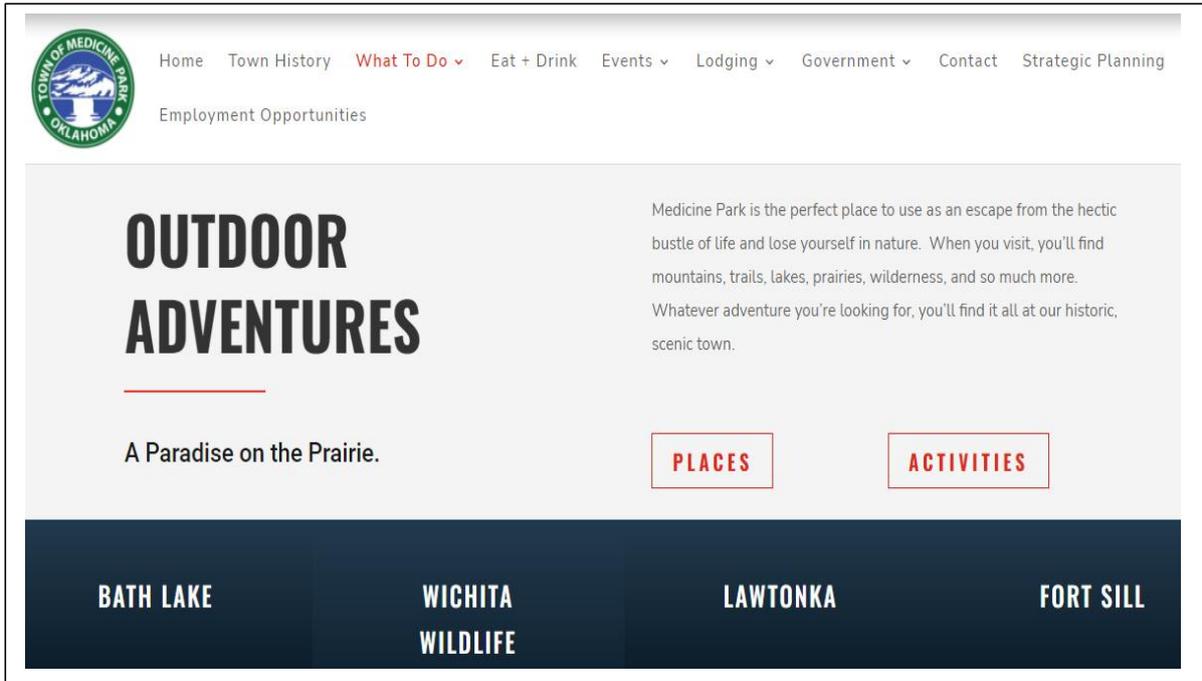
The LEDC Mission is to drive and ensure economic growth through business recruitment, retention and expansion; capital investment; and creation of high-quality jobs in the Lawton region, with a focus on high-technology industries. LEDC promotes and supports the greater Lawton region as a world-class center of commerce and trade for Oklahoma. LEDC provides a wide array of information and free confidential services to assist industries and businesses to locate or expand operation in the Lawton region. • Project Management • Marketing the region • Custom demographic research and economic impact analysis • Building and site location inventory • Real estate analysis and market research including site selection assistance for builders and developers • Facilitation of state and local incentives • Direct access to financial services • Coordination of design and implementation of customized business and industry training • Local government relation services to new industries • Industrial Development Agency liaison • Community economic development planning.

Great Plains Technology Center Great Plains Tech is part of the Oklahoma CareerTech network of 29 technology centers across the state of Oklahoma and serves residents from four counties including Comanche County where Medicine Park is located. Great Plains partners with Cameron University, Western Oklahoma State College and Oklahoma State University Institute of Technology. The campus offers full time programs, short term classes and an entire Economic Development Center devoted to meeting the needs of the business community.

Healthcare- Comanche County Memorial Hospital, Southwestern Medical Center, Reynolds Army Community Hospital, US Public Health Service, Lawton Indian Hospital, Veteran Administration, Lawton/Fort Sill Community Based Outpatient Clinic.



Through Trustee Leadership and community collaboration, Medicine Park’s website Image, promote tourism that include categories such as: What to do: Outdoor Activities and Adventures, Where to Shop, Where to Eat, and Lodging Options.



The screenshot shows the top navigation bar of the Medicine Park website. The logo for the Town of Medicine Park, Oklahoma, is on the left. The navigation menu includes: Home, Town History, What To Do (highlighted in red), Eat + Drink, Events, Lodging, Government, Contact, and Strategic Planning. Below the navigation is a link for Employment Opportunities.

OUTDOOR ADVENTURES

A Paradise on the Prairie.

Medicine Park is the perfect place to use as an escape from the hectic bustle of life and lose yourself in nature. When you visit, you'll find mountains, trails, lakes, prairies, wilderness, and so much more. Whatever adventure you're looking for, you'll find it all at our historic, scenic town.

[PLACES](#) [ACTIVITIES](#)

BATH LAKE **WICHITA WILDLIFE** **LAWTONKA** **FORT SILL**

FUTURE OUTLOOK & NEEDS

- > Assist business in finding employees.
- > Expand hours.
- > Zoning for new businesses.
- > High speed internet improvement.

What Residents had to Say!

- > Assist business in finding employees.
- > Expand business hours.
- > Zoning for new businesses.
- > High speed internet improvement.
- > Community interested in growing retail.
- > Proximity to I-44.
- > Wildlife Refuge—link to business growth.

ECONOMIC DEVELOPMENT PLAN INITIATIVES

- 4.1 Identify land acquisition / Annexation along SH 58, SH 49, and East Lake Drive to secure future opportunity for Medicine Park.
- 4.2 Medicine Park is a municipal corporation. Utilize the OMMS web site to regularly monitor sales & use tax revenue income and to drive Medicine Park decision-making.
- 4.3 Track the number of visitors by day during events.
- 4.4 Prepare Medicine Park to attract new businesses and capital investment.
- 4.5 Consider joining Oklahoma Department of Commerce new Main Street Program for assistance in growth, consultants, and grant opportunities.
- 4.6 Train and educate Medicine Park leadership on Oklahoma Municipal Management Services website.
- 4.7 Share OMMS financial data with business owners to encourage enhanced business hours of operation.
- 4.8 Improve Medicine Parks website performance through Google Analytics and utilizing web platforms such as TripAdvisor, YELP, etc.
- 4.9 Consider using existing Medicine Park text platform to help promote Medicine Park events.
- 4.10 Work with the administrator of Discover Medicine Park & Wichita Mountain Explorer Facebook to track and promote Medicine Park image, events and local businesses.
- 4.11 Establish working relationship with Elgin & Lawton Public Schools, Great Plains Technology Center to attract vocational workforce to Medicine Park businesses.