

Center City Form Based Code Infrastructure Analysis

**Community Planning & Transportation
Committee**

March 23, 2023



Center City Planning

NormanCenterCityVision
CHARRETTE SUMMARY REPORT
JULY 2014



- Began with the Norman City Center Vision in 2014
 - Citizens were invited to develop a vision and plan for future development
 - Steering Committee held 13 meetings between March 2014 and June 2016
 - Public charrette May 12, 14, 16, 2014
 - Several other public meetings

Center City Form Based Code (CCFBC)

- CCFBC first adopted May 23, 2017
- Updated July 23, 2019
- Most recent update June 14 , 2022
- Established criteria for development

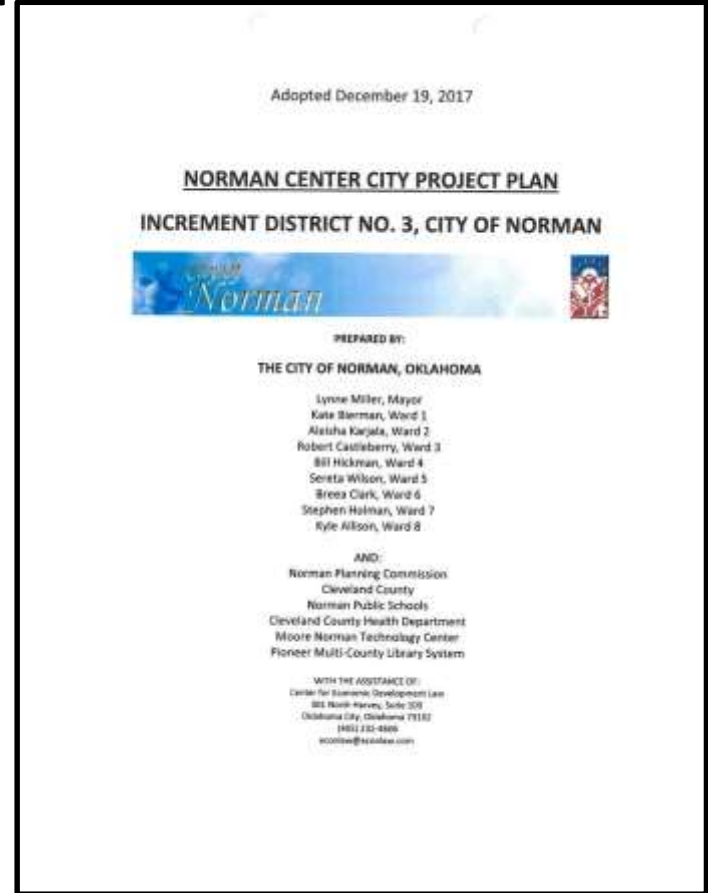


CENTER CITY FORM-BASED CODE
NORMAN, OKLAHOMA

ADOPTED JUNE 14, 2022

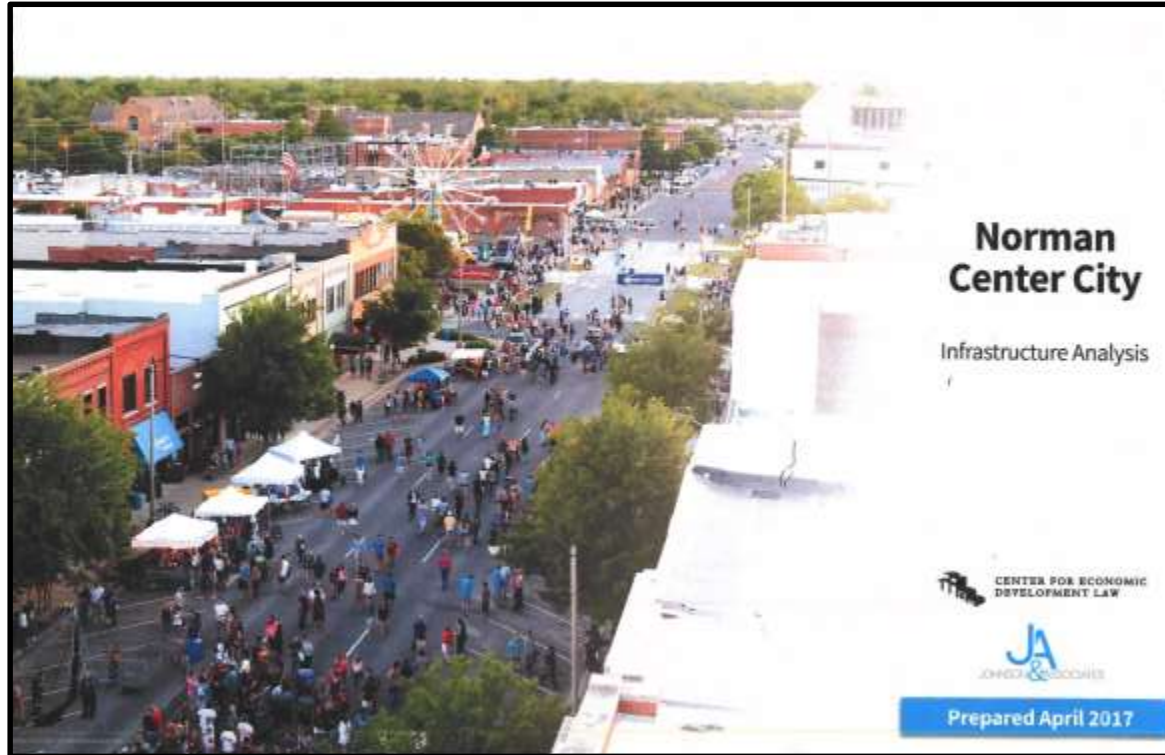
Center City TIF

- Simultaneous to the CCFBC
- Recognized that public infrastructure improvements were necessary to support redevelopment
- Tax Increment Finance (TIF) district established
 - Adopted December 19, 2017 by Ordinance O-1718-27
 - Tax increment on the increase in ad valorem taxes
 - Included a project plan
 - Term = 25 years



Center City Infrastructure Analysis

- Report completed by Johnson and Associates in April 2017



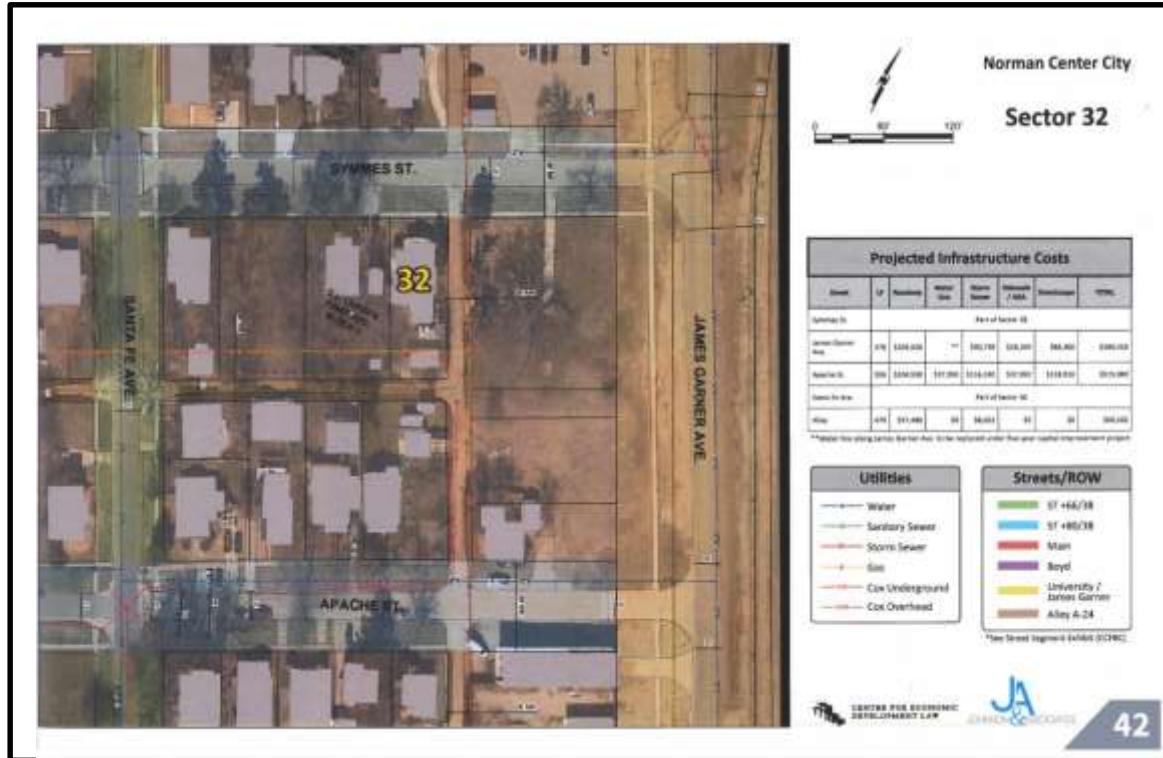
Center City Infrastructure Analysis

- Area divided into sectors for consideration



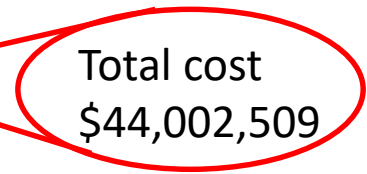
Center City Infrastructure Analysis

- Each sector was analyzed for improvements



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Center City Infrastructure Analysis Update



- Request was made by Council to explore an update to the Infrastructure Analysis
- Johnson and Associates submitted a proposal to include
 - Priority Improvements Matrix
 - Updated Cost Estimates
 - Updated Street Sections
 - Street Condition and Rating Map
- Proposed fee \$75,000






Center City Infrastructure Analysis Considerations

- City already has the Pavement Management System that evaluates and ranks roadways
- Staff conducted a citywide evaluation of alleys and ranked the alleys
- The CC TIF currently has \$2,300,000
- Projects can be prioritized by staff starting with locations that contributed funding and then based on need





Options

- Bring contract to Council?
 - Continue to allow TIF funding to accrue and provide project rankings as requests or needs are made
 - Allow \$100,000 in FYE 2023 Capital Funds to roll to FYE 2024
 - Continue CC TIF Special Revenue Fund in FYE 2024
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QUESTIONS?

