

2026-03-22

City of Norman
Planning Commission and City Council Members
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 03/23/26-RW

I urge you to deny the expansion of the NOUN hotel in the proposal's current form. I feel strongly that the proposal does not show the spirit of compromise to preserve the adjacent neighborhood that was used to justify the CCFBC exceptions granted for the development of the current hotel. I also feel that granting a variance to this property will set a bad precedent that could endanger additional portions of the Park Drive neighborhood.

First, I feel the new architectural renderings of the neighborhood-facing aspects (which were not provided for the planning commission meeting) are misleading. An example is shown in A of the figure at right. First, the drawing has a fisheye effect, with steep vanishing points to the left and right. Second, the view is not from the most affected property at the corner of Park and Toberman. Rather it is from the backyard of the property to the north (there is a fence there now that is not shown in A). In B, I took my own stab at mocking up images of how I think the new addition will look.



Also, the current NOUN is taller than what was specified in CCFBC, at four stories or 54 feet. The developers agreed to keep the main mass of the hotel away from the direct neighbors. This can be seen in B, where the NOUN steps down to one story (14 ft) near the property at the intersection of Park and Toberman; the main mass of the building is situated along University Ave and the parking lot to the south, away from the neighborhood. While not perfect, that move helped appease some concerns of the neighborhood and was in the spirit of compromise. With this current proposal, the four-story (54 foot) mass will be just a few steps from the neighborhood. What happened to the spirit of compromise?



Second, I worry that approving this expansion will set a precedent for similar proposals to the north along University Avenue, further blocking the morning sun and degrading the valuable Park Drive

neighborhood (which has been described by many as one of the most charming drives in the city). In the figure below, I tried to give a visual sense of what expansion might be like.



Simply put, I think there could and should be room for compromise – a stepping down of the hotel's mass near the Park neighborhood – as was put forward in the arguments for the initial building.

Thank you for your time and consideration.

Doug Gaffin
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