

University Boulevard Stormwater Improvements Noun Hotel


City Council Study Session

Tuesday, March 1, 2022

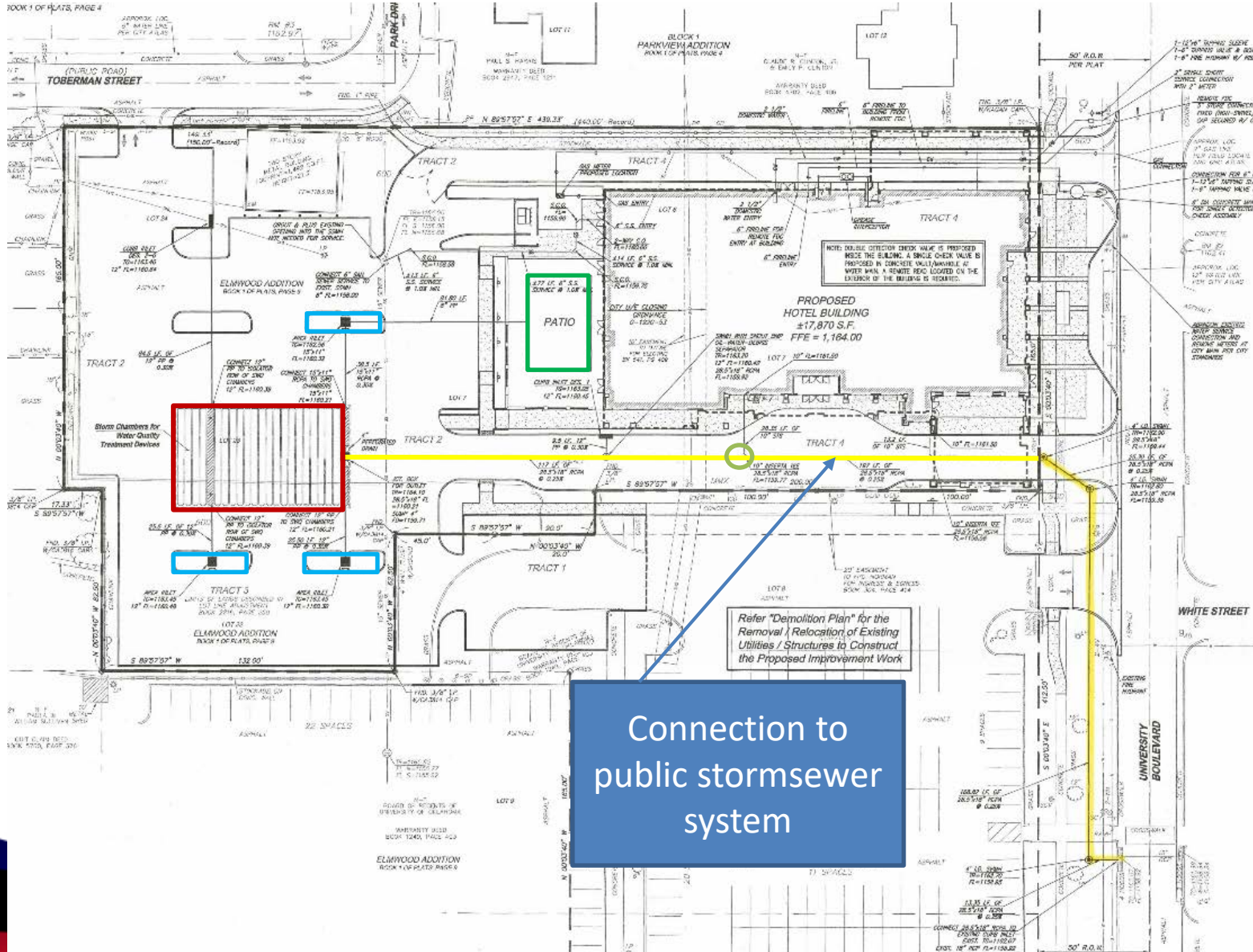




Noun Hotel Timeline






- April 6, 2020 Application for rezoning property
 - May 14, 2020 Planning Commission approved rezoning 5-3
 - June 9, 2020 First Reading of Ordinance O-1920-52 to have the subject property removed from Center City Form-Based Code (CCFBC) and placed in Center City Planned Unit Development (CCPUD)
 - July 14, 2020 Ordinance O-1920-52 rezoning the property approved by City Council 7-2
 - August 9, 2021 Staff met with developer and their engineer to discuss drainage issue
 - February 7, 2022 Staff met with developer and their engineer to discuss further
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Noun Hotel Stormwater System



85% Impervious area

LID features to compensate for impervious area

-  In-ground detention
-  Water quality chambers
-  Bio-retention
-  Oil and debris removal
-  Pervious Pavers

Connection to storm sewer system in University Boulevard


Stormwater Concern



Water ponding in gutter line during rain events



Options for City Participation

- Declare emergency under Article XII Section 5 of the City Code, grant to the developer
 - Not an emergency necessary to protect health or safety
 - Conventional Design/Bid/Build
 - Could not complete the improvements in a time frame necessary for completion of the hotel
 - CCFBC TIF project
 - Could not complete the improvements in a time frame necessary for completion of the hotel
 - Change order on an existing contract
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CCFBC TIF



Norman Center City

Infrastructure Analysis



CENTER FOR ECONOMIC
DEVELOPMENT LAW

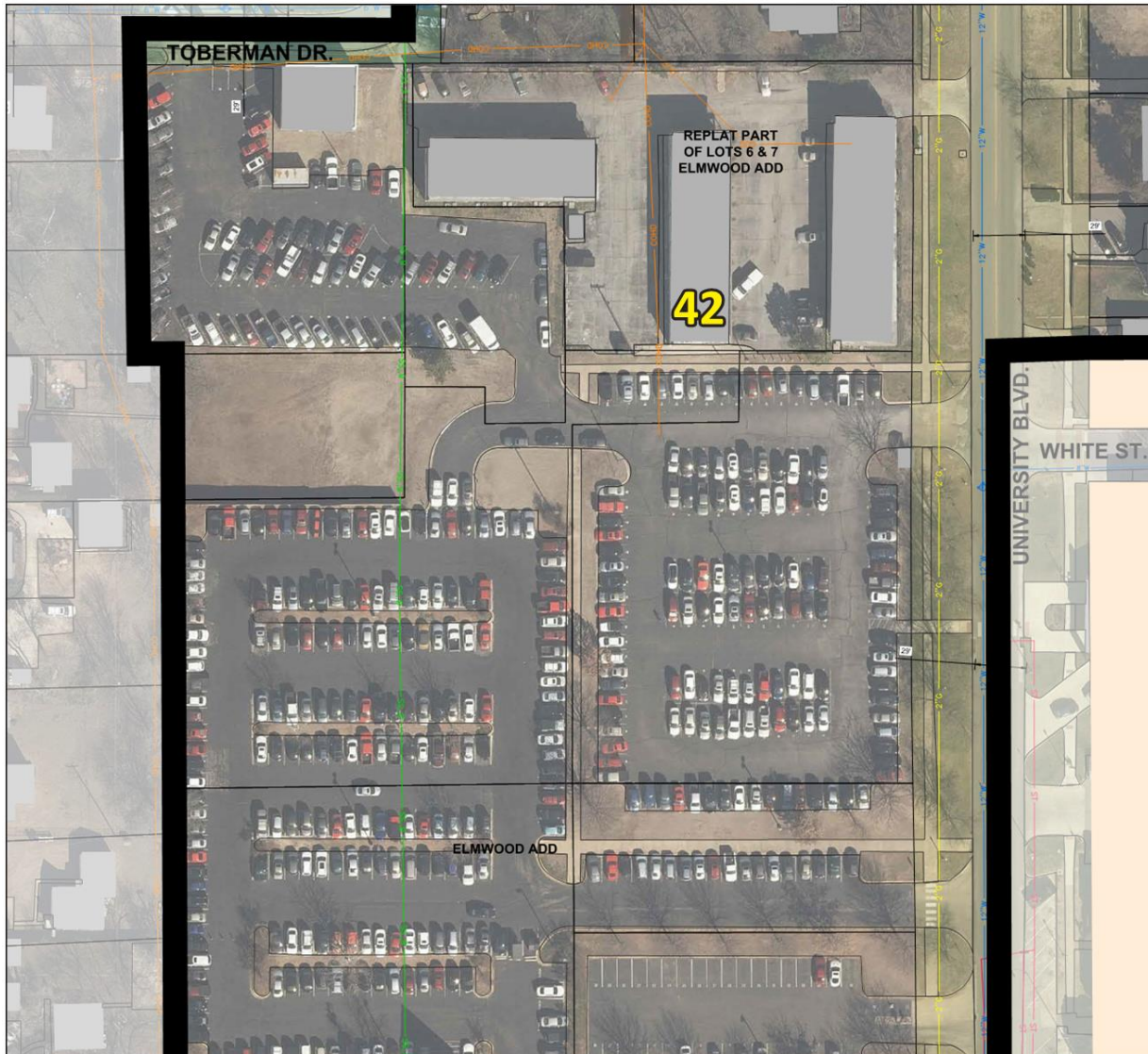


JOHNSON & ASSOCIATES

Prepared April 2017

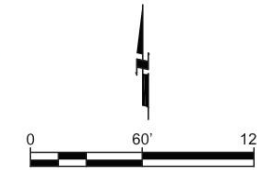
- Prepared April 2017 by Johnson and Associates
- A quick estimate of costs for public improvements to estimate the TIF amount
- Generally completed by city block
- No specific improvements detailed
- Council approved May 23, 2017

CCFBC TIF



Norman Center City

Sector 42



Projected Infrastructure Costs							
Street	LF	Roadway	Water Line	Storm Sewer	Sidewalk / ADA	Streetscape	TOTAL
Töberman Dr.	141	\$57,105	\$10,575	\$8,566	\$10,575	\$29,610	\$116,431
University Blvd.	367	\$200,015	\$34,865	\$142,502	\$27,525	\$86,245	\$483,812

Utilities	
W	Water
SS	Sanitary Sewer
ST	Storm Sewer
G	Gas
CUG	Cox Underground
COHD	Cox Overhead

Streets/ROW	
ST +66/38	
ST +80/38	
Main	
Boyd	
University / James Garner	
Alley A-24	

*See Street Segment Exhibit (CCFBC)

- University Blvd. considered a special corridor
- Estimated \$142,502 for stormwater for the entire area shown
- This cost is less than the current estimates for the proposed improvements



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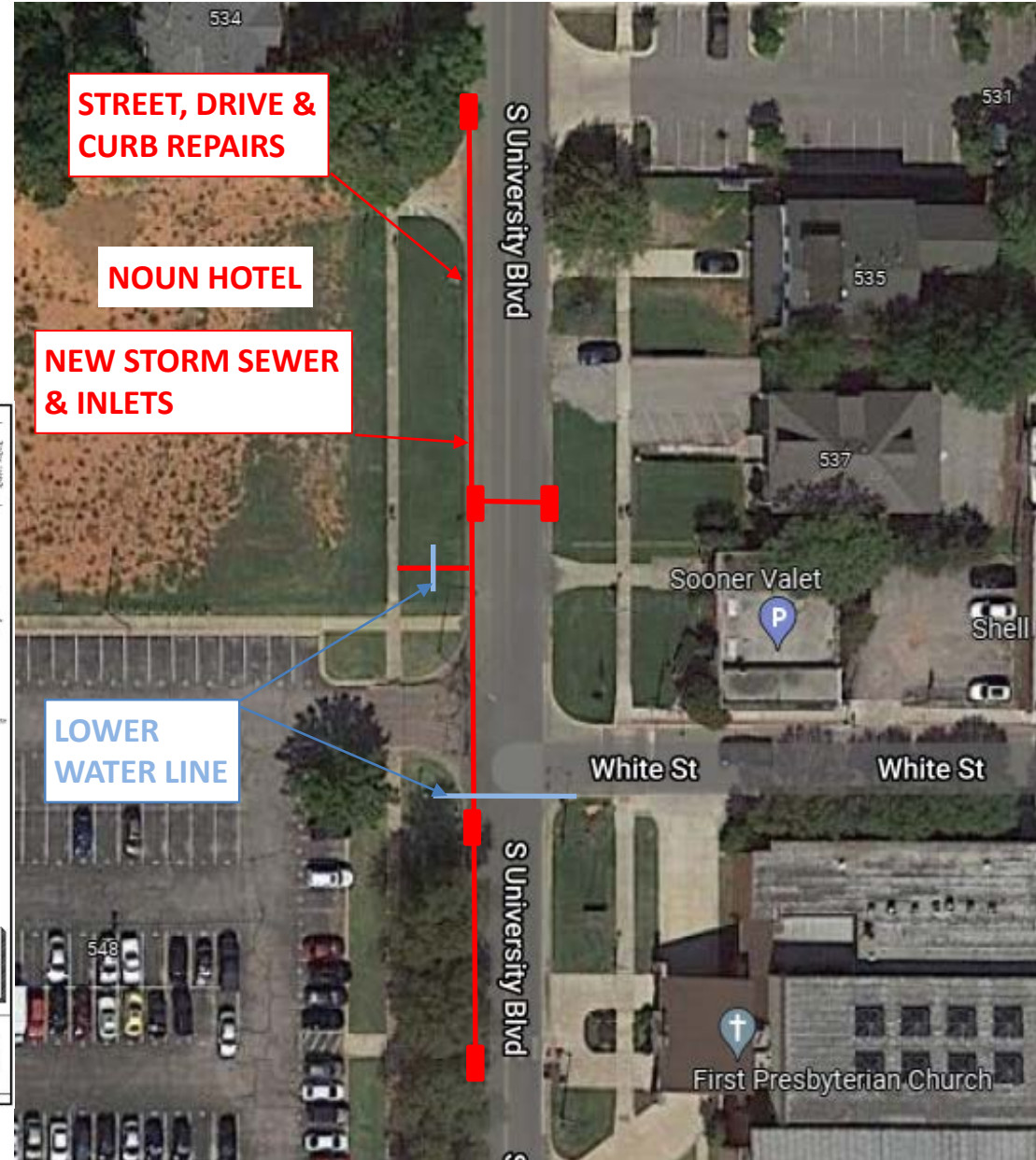
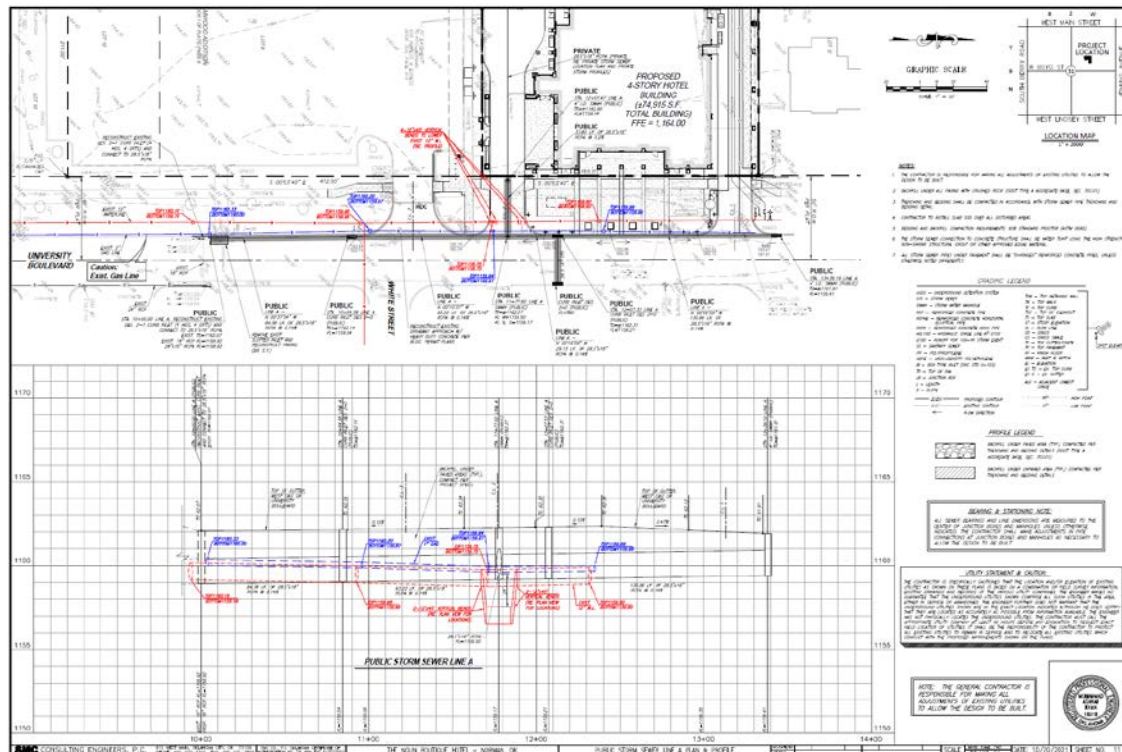
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Public Stormwater System Enhancements

- Coordination of improvement needed with Noun Hotel project in a shared storm pipeline system
- Noun Hotel Project Engineer prepared engineering plans
- Work can be expedited using City forces and current Porter/Acres Intersection contract
 - Line Maintenance will perform water line relocation
 - Change Order to Rudy Construction's Porter and Acres Intersection Contract includes:
 - Inlets and storm pipeline installations
 - Streets, drive and curb repairs



Proposed Improvements





Project Cost Summary

- Stormwater capital funds may be used
 - Water line Lowering Materials \$11,000.00
 - Rudy Construction (stormwater/paving) \$184,533.80
 - Project Total \$195,533.80**
- Utilizing surplus funds in Lake Thunderbird TMDL Monitoring Project
- Proposed Change Order #2 to Porter and Acres Intersection Project





Questions?

