



MEMO TO: Council Community Planning and Transportation Committee

FROM: Scott Sturtz, P.E., CFM, City Engineer

THROUGH: Shawn O'Leary, P.E., CFM, Director of Public Works

DATE: August 24, 2023

SUBJECT: Center City Form Based Code Infrastructure Analysis Update

Background

In May 2017, the City Council adopted the first Center City Form Based Code (CCFBC). This action was taken after a visioning effort that began in 2014 involving a public input held over 13 meetings from March 2014 to June 2016 and a public charrette in May 2014. The CCFBC provides an overlay zoning district for a section of central Norman as defined in the report. The overlay allows for housing and commercial construction that does meet the current zoning regulations to create a more population dense core that is walkable.

As a part of the CCFBC, a tax increment finance district (TIF) was created. The TIF was adopted by City Council in December 2017. The TIF is an ad valorem tax increment based on the increase in property value as development occurs in the CCFBC area. To assist the cost estimates for the TIF an infrastructure analysis was completed by Johnson and Associates (J&A) in April 2017. This analysis looked at the CCFBC area in blocks and approximated the infrastructure improvements that would be necessary for each block. The infrastructure improvements included roadway, alleys, sidewalks, streetscape, storm sewer, water and sewer. The total estimated costs in the analysis was \$44,002,509.

TIF funds have begun to be collected and City Council expressed a desire to begin the infrastructure updates in the CCFBC. The Infrastructure Analysis did not attempt to prioritize the improvements. To address this issue, City Council requested in FYE 2023 an update to the Infrastructure Analysis report to include more information for prioritizing the improvements. Staff had also identified that construction costs have increased and that the update should include revised cost estimates. Johnson and Associates proposed an update to include:

- Priority Improvements Matrix
- Updated Cost Estimates
- Updated Street Sections
- Street Condition and Rating Map

The proposal to complete the update was \$75,000. Staff presented this proposal to the Community Planning and Transportation Committee (CPTC) on March 23, 2023. At this meeting it was discussed that the street condition is not necessary as staff can utilize the existing pavement ranking system (PMS) that updates all roadways over a 5 year period. It was also noted that staff had completed an alley ranking and this ranking could be utilized for the prioritization of the alleys. The CPTC had expressed interest in producing the priority maintenance matrix. The CPTC requested that staff coordinate with Johnson and Associates to reduce the scope to omit these items.

Updates

Staff have coordinated with Johnson and Associates (J&A) to reduce the scope and fees to perform the work. The new scope includes:

- Priority Improvements Matrix
- Updated Cost Estimates
- Updated Street Sections

Johnson and Associates reduced the fee for the infrastructure analysis to \$50,000 for this scope of services. This update will allow the City Council to include Center City infrastructure improvements in the City's annual budget

Recommendation

Staff recommends moving forward with this update to the Infrastructure Analysis with this reduced scope and fee. With CPTC approval, staff can place the contract on a future City Council agenda for consideration. J&A can complete the project in 6 months.

Attached: CPTC presentation from March 23, 2023
Johnson and Associates Proposal