

# **Center City Form Based Code Infrastructure Analysis**

**Community Planning & Transportation  
Committee**

**August 24, 2023**





# Center City Planning

NormanCenterCityVision

CHARRETTE SUMMARY REPORT

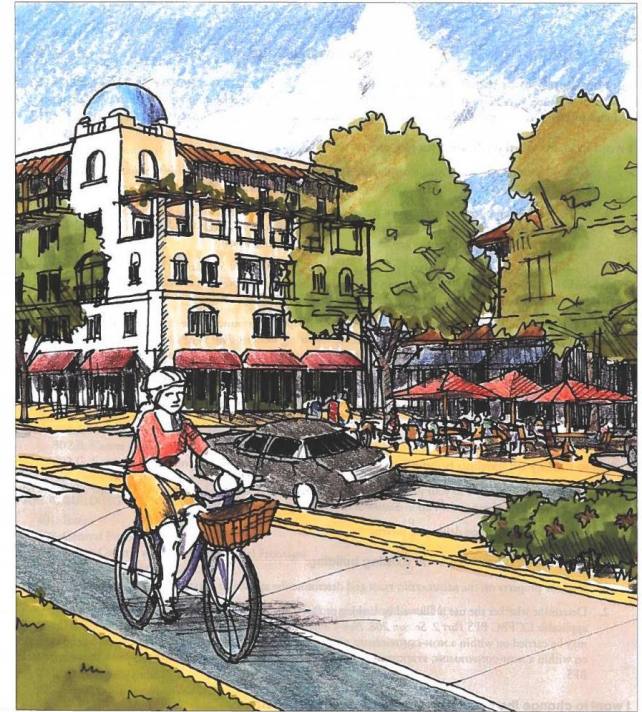
JULY 2014



- 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

Adopted December 19, 2017

## NORMAN CENTER CITY PROJECT PLAN

### INCREMENT DISTRICT NO. 3, CITY OF NORMAN



#### PREPARED BY:

#### THE CITY OF NORMAN, OKLAHOMA

Lynne Miller, Mayor  
Kate Bierman, Ward 1  
Aleisha Karjala, Ward 2  
Robert Castleberry, Ward 3  
Bill Hickman, Ward 4  
Sereta Wilson, Ward 5  
Breea Clark, Ward 6  
Stephen Holman, Ward 7  
Kyle Allison, Ward 8

#### AND:

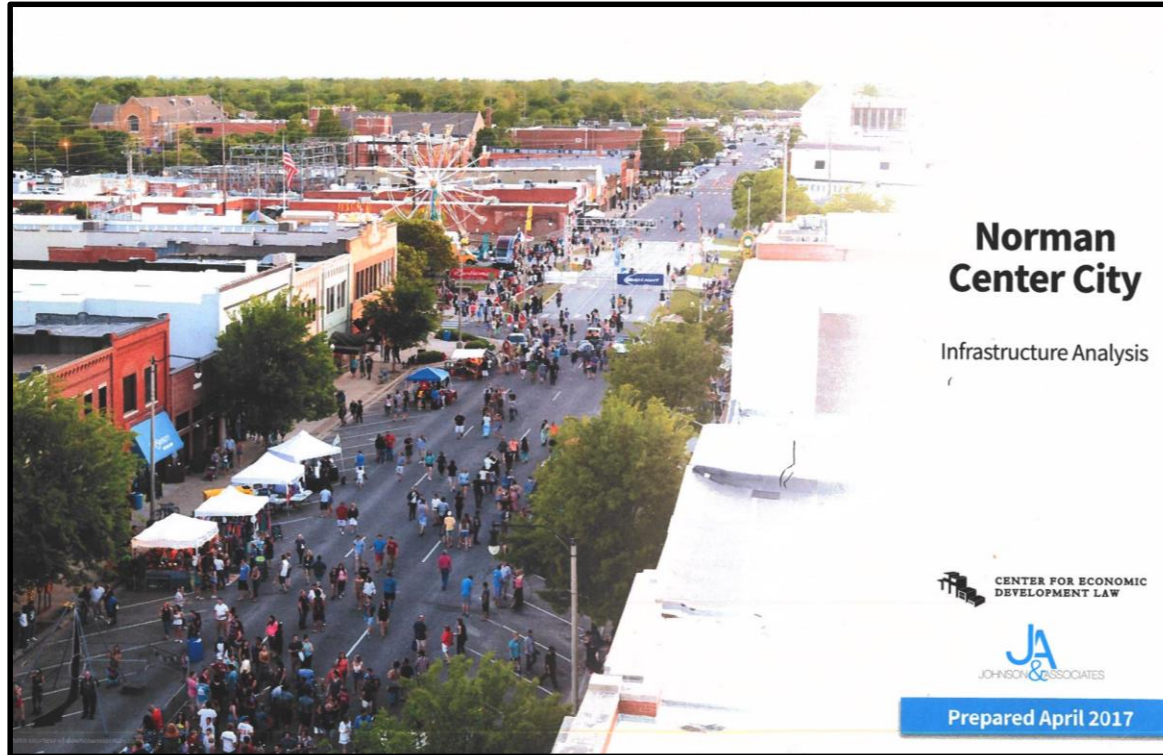
Norman Planning Commission  
Cleveland County  
Norman Public Schools  
Cleveland County Health Department  
Moore Norman Technology Center  
Pioneer Multi-County Library System

WITH THE ASSISTANCE OF:  
Center for Economic Development Law  
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# Center City Infrastructure Analysis

- Report completed by Johnson and Associates in April 2017



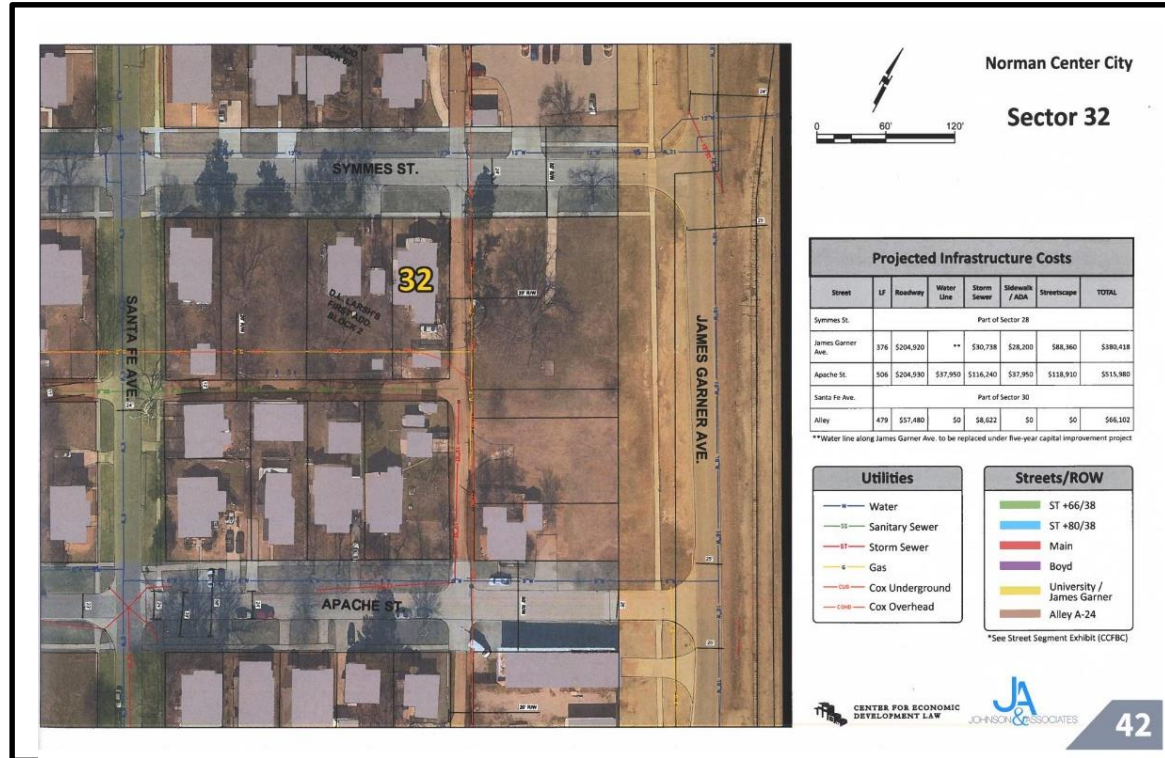
# Center City Infrastructure Analysis

- Area divided into sectors for consideration



# Center City Infrastructure Analysis

- Each sector was analyzed for improvements





# Center City Infrastructure Analysis

- Summary of all sectors provided in report

## ESTIMATED COST - ITEMIZED

Sectors	Linear Feet	Roadway Costs	Water Line Costs	Storm Sewer Costs	Sidewalk/ADA	Streetscape Costs	Total
Sector 1	506	\$581,825	\$13,200	\$24,199	\$26,475	\$74,130	\$799,929
Sector 2	362	\$43,440	\$0	\$6,110	\$0	\$0	\$49,550
Sector 3	622	\$17,835	\$0	\$19,395	\$0	\$0	\$39,230
Sector 4	814	\$205,125	\$18,175	\$30,709	\$28,275	\$79,170	\$371,614
Sector 5	138	\$18,545	\$48,178	\$73,880	\$44,175	\$128,945	\$313,823
Sector 6	1027	\$404,000	\$70,825	\$60,000	\$55,700	\$187,960	\$778,585
Sector 7	634	\$256,770	\$29,700	\$38,518	\$47,550	\$148,990	\$531,528
Sector 8	0	\$0	\$0	\$0	\$0	\$0	\$0
Sector 9	814	\$206,835	\$0	\$31,020	\$28,725	\$80,430	\$347,010
Sector 10	811	\$207,330	\$18,950	\$31,100	\$28,950	\$81,660	\$377,990
Sector 11	808	\$206,835	\$19,020	\$30,990	\$29,010	\$81,770	\$378,625
Sector 12	922	\$113,065	\$0	\$47,260	\$36,075	\$113,035	\$311,435
Sector 13	692	\$280,200	\$5,900	\$42,038	\$51,900	\$153,978	\$534,006
Sector 14	0	\$0	\$0	\$0	\$0	\$0	\$0
Sector 15	1692	\$562,305	\$107,485	\$142,346	\$94,575	\$276,385	\$1,178,200
Sector 16	1280	\$395,805	\$71,855	\$131,275	\$63,675	\$189,765	\$853,420
Sector 17	1280	\$395,805	\$71,855	\$131,275	\$63,675	\$189,765	\$853,420
Sector 18	1365	\$471,480	\$47,310	\$70,722	\$66,600	\$208,680	\$864,792
Sector 19	678	\$273,250	\$36,250	\$46,000	\$56,250	\$169,075	\$571,825
Sector 20	426	\$172,530	\$11,950	\$25,880	\$31,950	\$89,460	\$313,770
Sector 21	1602	\$544,275	\$64,285	\$86,845	\$93,135	\$286,625	\$1,075,145
Sector 22	1281	\$394,830	\$56,650	\$177,625	\$83,450	\$249,210	\$1,061,865
Sector 23	1258	\$385,180	\$38,425	\$94,378	\$62,850	\$187,455	\$768,288
Sector 24	1344	\$483,365	\$0	\$177,405	\$85,175	\$294,215	\$950,140
Sector 25	1655	\$548,015	\$63,840	\$93,840	\$93,950	\$289,030	\$1,088,680
Sector 26	1248	\$390,135	\$43,605	\$58,520	\$62,625	\$186,825	\$743,720
Sector 27	1250	\$388,155	\$71,425	\$92,325	\$58,980	\$206,025	\$916,910
Sector 28	1381	\$474,405	\$48,070	\$84,851	\$66,875	\$209,855	\$884,166
Sector 29	1048	\$299,805	\$51,555	\$138,280	\$45,975	\$129,780	\$665,400
Sector 30	1259	\$393,110	\$54,425	\$112,127	\$82,850	\$247,455	\$889,967
Sector 31	1254	\$391,365	\$63,075	\$75,805	\$63,075	\$188,110	\$881,330
Sector 32	1318	\$487,330	\$17,950	\$155,080	\$66,150	\$207,710	\$934,320
Sector 33	250	\$30,240	\$0	\$4,230	\$0	\$0	\$34,470
Sector 34	1651	\$545,830	\$91,500	\$181,573	\$51,500	\$287,650	\$1,158,043
Sector 35	1244	\$430,200	\$56,840	\$68,875	\$58,475	\$186,360	\$800,750
Sector 36	1574	\$560,805	\$110,035	\$166,421	\$97,875	\$274,050	\$1,209,186
Sector 37	860	\$273,345	\$44,775	\$104,802	\$44,775	\$125,370	\$593,267
Sector 38	1401	\$467,140	\$13,155	\$179,138	\$86,175	\$247,845	\$993,443
Sector 39	1672	\$593,380	\$81,700	\$189,007	\$82,200	\$244,530	\$1,192,822
Sector 40	0	\$0	\$0	\$0	\$0	\$0	\$0
Sector 41	0	\$0	\$0	\$0	\$0	\$0	\$0
Sector 42	508	\$219,120	\$41,440	\$113,068	\$38,100	\$115,855	\$527,583
Sector 43	878	\$306,010	\$35,938	\$113,804	\$38,800	\$98,800	\$603,462
Sector 44	1234	\$384,060	\$51,950	\$77,600	\$62,100	\$173,880	\$749,690
Sector 45	834	\$222,060	\$32,100	\$53,809	\$52,100	\$99,880	\$460,449
Sector 46	115	\$13,815	\$13,815	\$13,815	\$13,815	\$41,150	\$75,310
Sector 47	1298	\$407,740	\$30,825	\$61,182	\$66,375	\$189,800	\$745,922
Sector 48	768	\$234,330	\$28,840	\$79,147	\$36,850	\$75,180	\$394,347
Sector 49	806	\$148,830	\$17,125	\$37,306	\$37,120	\$103,950	\$247,331
Sector 50	677	\$58,320	\$14,325	\$4,788	\$0	\$0	\$83,393
Sector 51	352	\$66,340	\$0	\$9,936	\$0	\$0	\$76,276
Sector 52	0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	67,450	\$15,276,070	\$1,850,605	\$5,814,013	\$2,346,150	\$6,937,245	\$32,224,081

\*Cost was included in other sectors

## ESTIMATED COST SUMMARY



	Percent Cost	Roadway Costs	Water Line Costs	Storm Sewer Costs	Sidewalk/ADA	Streetscape Costs	Total
Estimated	-	\$15,276,070	\$1,850,605	\$5,814,013	\$2,346,150	\$6,937,245	\$32,224,081
IT improvements	-	-	-	-	-	-	\$500,000
Soft Costs	20%	\$3,055,214	\$370,121	\$1,162,803	\$469,230	\$1,387,448	\$6,444,816
Contingency	15%	\$2,291,413	\$277,591	\$872,102	\$353,929	\$1,040,587	\$5,838,622
<b>Total</b>	-	<b>\$20,622,695</b>	<b>\$2,498,317</b>	<b>\$7,848,914</b>	<b>\$3,163,309</b>	<b>\$9,365,280</b>	<b>\$44,002,509</b>

ESTIMATED TOTAL IMPROVEMENT COSTS: \$44,002,509

\*Total reflects construction and design/inspection costs

Total cost  
\$44,002,509

# 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?

