



CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Thursday, April 03, 2025 at 4:00 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING CREATION OF A TAX INCREMENT FINANCE (TIF) MASTER PLAN TO INCLUDE A TIF FOR THE GRIFFIN PROPERTY.
2. DISCUSSION REGARDING MINIMUM LOT SIZES FOR RESIDENTIAL DEVELOPMENT.

ADJOURNMENT

TIF Master Plan – Griffin TIF

KATHRYN WALKER, CENTER FOR ECONOMIC DEVELOPMENT LAW

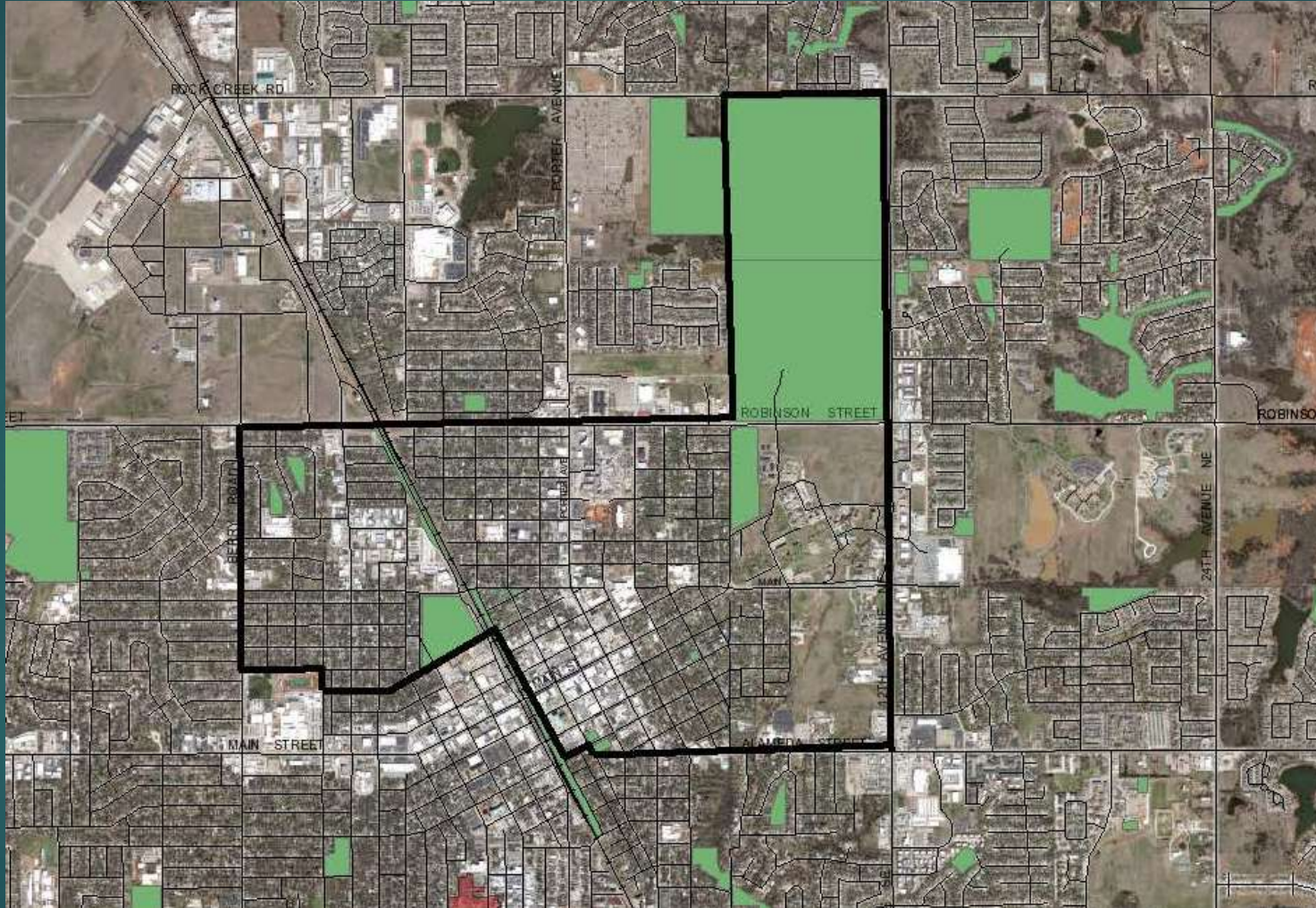
Review of Prior Discussions

- ▶ BACA, October 2024
 - ▶ Reviewed eligibility criteria for TIF's
 - ▶ Reviewed eligible project costs
 - ▶ Using Department of Commerce maps of enterprise zones, identified areas to consider for potential TIF's
- ▶ BACA, November 2024
 - ▶ Reviewed two potential TIF's – Griffin TIF and South Norman TIF
 - ▶ Looked at possible project areas and increment districts to support the proposed TIF's
 - ▶ Direction to move forward with developing a Project Plan, projections, public improvements for the Griffin TIF
- ▶ BACA, January 2025
 - ▶ Reviewed possible increment districts for Griffin TIF
 - ▶ Awaiting update on RDG Master Plan

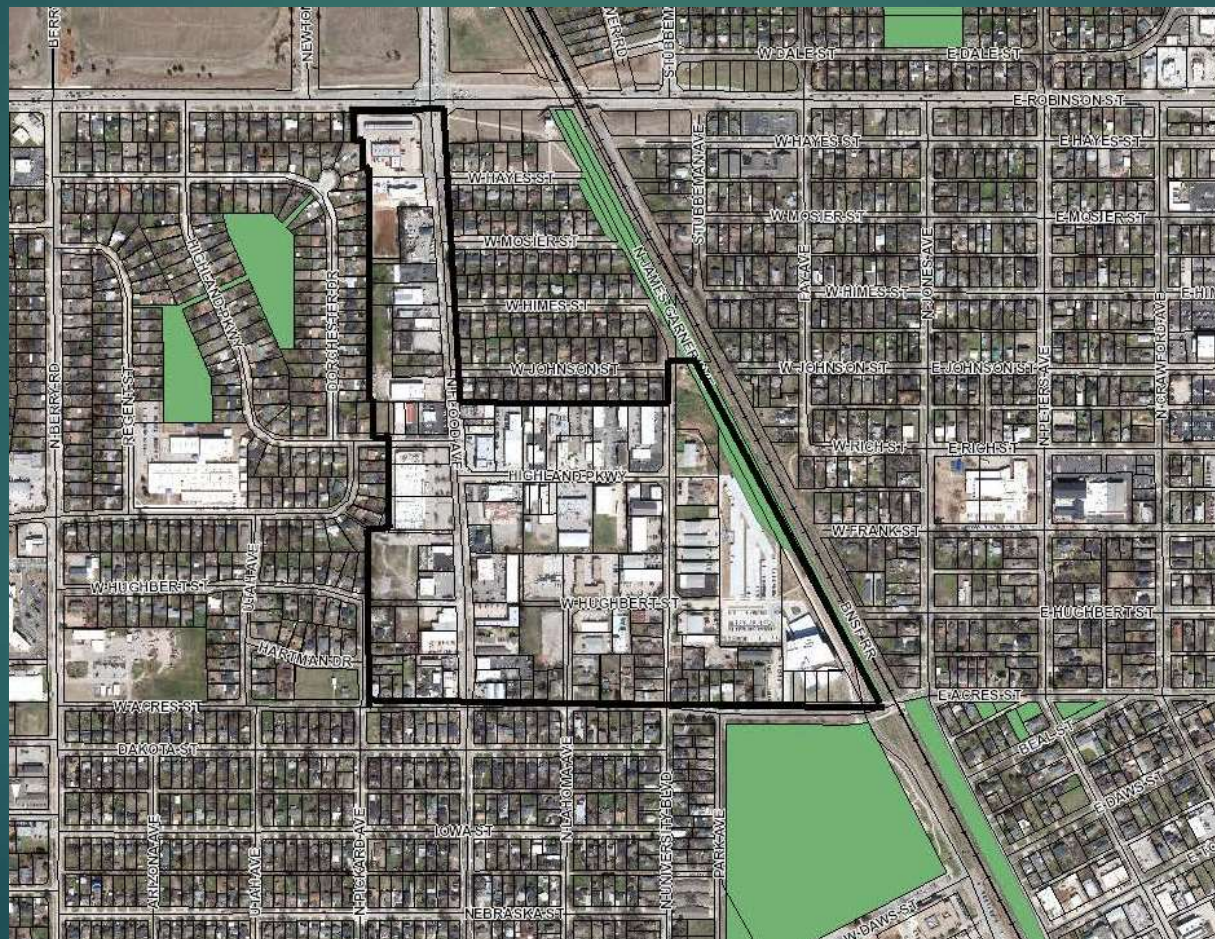
Proposal – Griffin/Porter/East Downtown TIF

- ▶ Large project area that would encompass Griffin Park, Griffin Memorial Hospital Property, Flood Avenue, Hospital property, and East Downtown
- ▶ Create Three Increment Districts to be triggered at different times to maximize potential incremental revenue based on vacant property, commercial/office/mixed use designations on land use plan, property that should be redeveloped.

Proposed Griffin TIF – Project Area



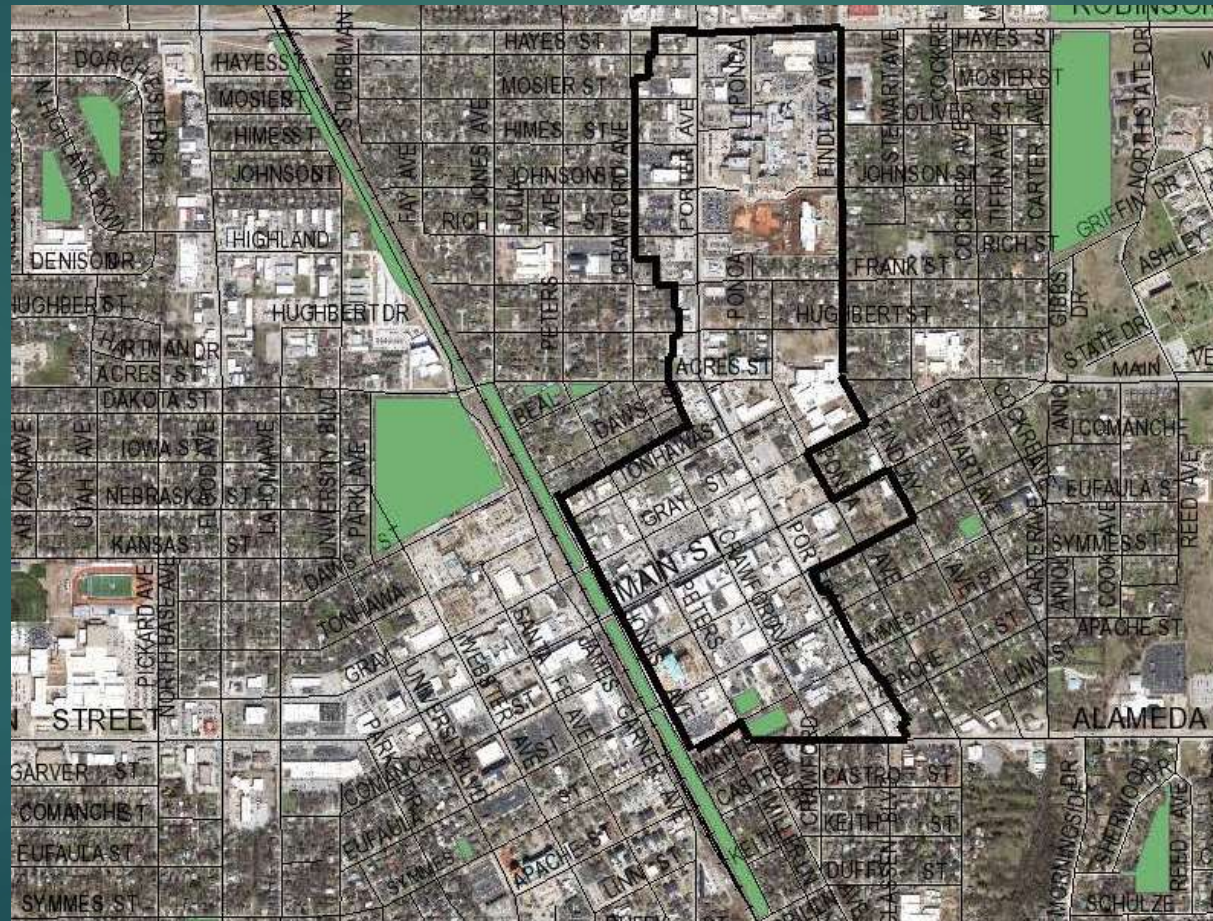
Proposed Griffin TIF – Increment District 6



Proposed Griffin TIF – Increment District 6

- ▶ Not a lot of vacant lots; a number of lots prime for redevelopment
- ▶ 10 lots contain houses but are identified by Norman 2025 as industrial uses
- ▶ Conservative Estimates –
 - ▶ Potential Development Investment: \$2,000,000
 - ▶ Retail Space along Flood – 20,000 square feet estimated
- ▶ Could include in Project Area and not create a separate increment district if budget allows for improvements along this corridor

Proposed Griffin TIF– Increment District 7



Proposed Griffin TIF – Increment District 7

- ▶ Assumes development of former Porter hospital campus and placement on tax rolls
- ▶ Conservative Estimates Presented in January –
 - ▶ Potential Development Investment: \$20,000,000
 - ▶ Retail Space – 30,000 square feet estimated
- ▶ Things to Consider
 - ▶ Possible addition of housing developments in Downtown
 - ▶ Amend Center City TIF boundaries to pull in City owned parcels on Gray Street?
 - ▶ Potential for residential development on the City owned parcels may be negatively impacted by SB484

Proposed Griffin TIF – Increment District 8



Proposed Griffin TIF – Increment District 8

- ▶ Lots of potential for investment and development
- ▶ January - Used ULI Report as basis for uses
 - ▶ Main to Alameda: Wellness Campus/Community Services
 - ▶ Not tax-contributing to the extent non-profit or government agencies locate there.
 - ▶ Main to Robinson: Residential Mixed Use and Commercial Mixed Use Districts (assumed 50% residential; 50% commercial)
- ▶ Conservative Estimates:
 - ▶ Potential Development Estimate - \$80 million
 - ▶ Retail Space - 100,000 square feet estimated

Proposed Griffin TIF – Increment District 8

- ▶ RDG Concept 2
 - ▶ 269 units – Small-site single family: detached/attached/rowhomes
 - ▶ 567 units – three story walk ups
 - ▶ 740 units – “Texas doughnut” multifamily
 - ▶ 48 units – Mixed use upper level
- ▶ Projections need to consider phasing over 25 years
- ▶ Estimated \$200/square foot to construct, basis for initial property value for taxation purposes
- ▶ Potential Development Estimate - >\$200 million



Concept 2: Main Street Axis

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Sunset-Bronson Model)

Type	Units
Small site single-family	269
Walk-ups	567
Texas Doughnut	740
Mixed-use upper level	48
Historic	48
Total	1,672

- ① Frances Cate Park
- ⑥ Central Kitchen
- ⑪ The "Sunks"
- ② Pond
- ⑦ Trail Overpass
- ③ McKenzie Commons
- ⑧ Norman Steps
- ④ Chapel
- ⑨ Main Street Canal/Mall
- ⑤ Hope Hall
- ⑩ Current Griffin Admin

Proposed Griffin TIF – Increment District 8

- ▶ RDG Concept 3
 - ▶ 242 units – Small-site single family: detached/attached/rowhomes
 - ▶ 849 units – three story walk ups
 - ▶ 600 units – “Texas doughnut” multifamily
 - ▶ 86 units – Mixed use upper level
- ▶ Projections need to consider phasing over 25 years
- ▶ Estimated \$200/square foot to construct, basis for initial property value for taxation purposes
- ▶ Potential Development Estimate - >\$250 million



Concept 3: Main Street Axis II

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Henson Model)

Type	Units
Small site single-family	242
Walk-ups	849
Texas Doughnut	600
Mixed-use upper level	86
Historic	66
Total	1,843

- ① Frances Cate Park
- ② Pond
- ③ McKenzie Commons
- ④ Chapel
- ⑤ Hope Hall
- ⑥ Central Kitchen
- ⑦ Trail Overpass
- ⑧ Norman Steps
- ⑨ Main Street Canal/Mall
- ⑩ Current Griffin Admin
- ⑪ The "Sunks"
- ⑫ Historic Admin

Proposed Griffin TIF– Possible Project Costs

- ▶ Assistance in Development Financing
 - ▶ Development Project Assistance
 - ▶ Small Business Enhancements– façade improvements, streetscape improvements, enhanced access, etc.
 - ▶ Employment Generation Assistance – light industrial businesses; office space
- ▶ Public Infrastructure –
 - ▶ Acquisition of Griffin Park and Sutton Wilderness – could reimburse general fund
 - ▶ Street, water, sewer improvements
 - ▶ Streetscape and landscaping in ROW
 - ▶ Chapel Restoration
 - ▶ Public park

Proposed Griffin TIF – Possible Increment Generation

- ▶ Over 25 years –
 - ▶ Possible Sales Tax Increment (60% of non-dedicated sales tax)
 - ▶ \$ 11,000,000 - \$16,000,000
 - ▶ Possible Ad Valorem Tax Increment (100%)
 - ▶ \$ 44,600,000 - \$110,000,000
 - ▶ Total Increment: \$ 55 million - \$126 million
- ▶ Possible Project Cost Allocation (from January)

▶ Public Improvements:	\$ 37,905,000
▶ Assistance in Development Financing:	\$ 16,245,000
▶ Implementation and Administration:	\$ 1,050,000
▶ Contingency:	<u>\$ 6,000,000</u>
▶ Total	\$ 61,200,000

Next Steps

- ▶ Continue cooperative effort with RDG and State with the goal of rezoning Griffin property
- ▶ Identify costs for needed public improvements
- ▶ Project Plan and Policy Guide

Business and Community Affairs

Minimum Lot Size

City of Norman

April 3, 2025



Two Subdivision Scenarios

- Greenfield development
 - Large acreage split into smaller lots with the Preliminary Plat process
- Infill development
 - Existing lot divided into a smaller lot that may not meet current requirements – dependent of existing zoning
 - R1-A – 4,500; R-1 – 6,000; R-2, RM-2, R-3 – 5,000



Must-Haves for All Lots

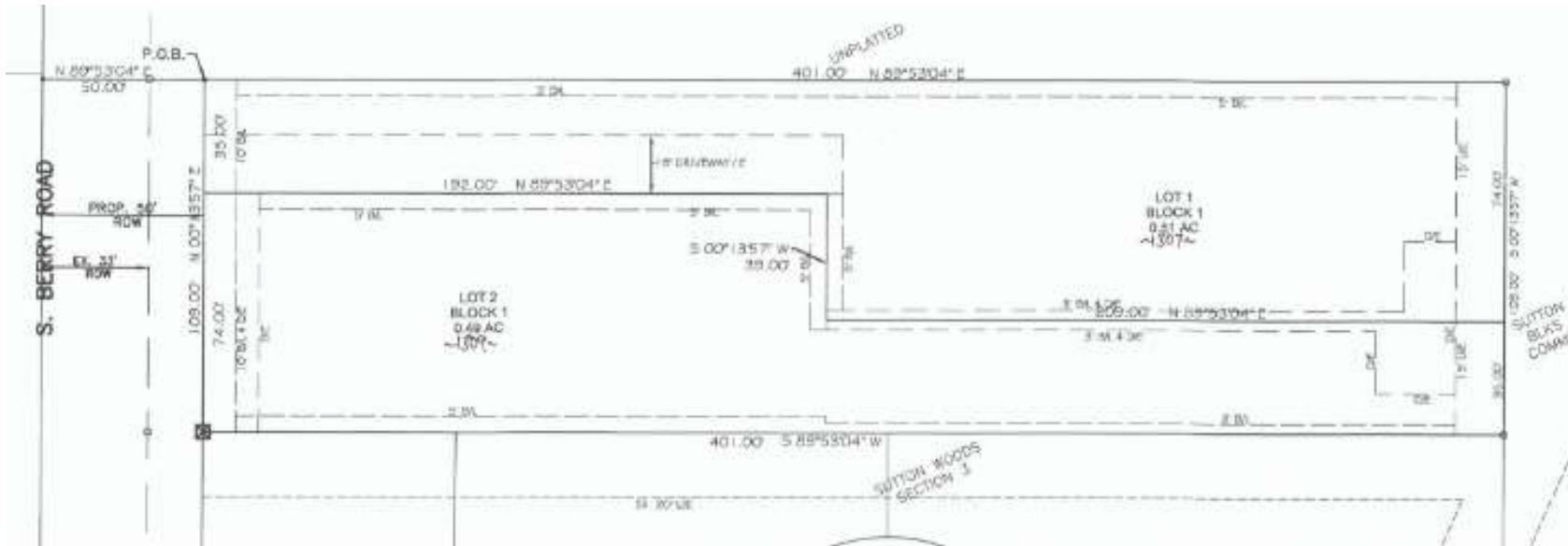
- Street frontage (needed for addressing)
 - Location for solid waste collection
 - Emergency vehicle access
- Utility access (water and sewer)
- Meet setbacks and coverage for both lots
(consideration of what the subdivision of the lot does to the conformity of the existing structure – non-conforming now)
- Still required to plat – typically Short Form Plat
(determined case-by-case)



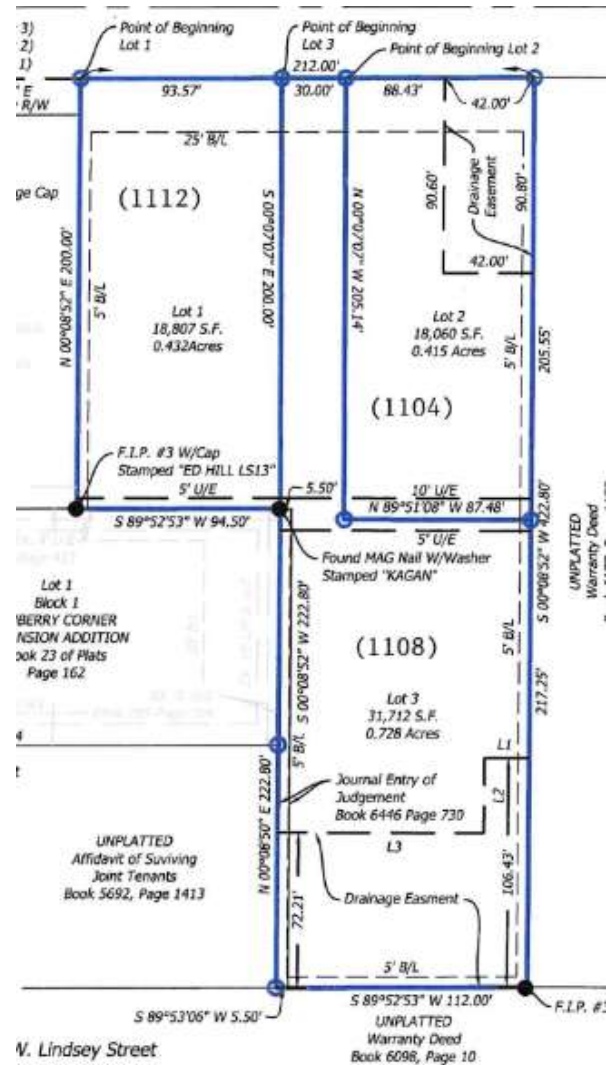
Fountain View North



McCoop Abode Addition



Eschelmann Place



904 Miller Ave.



Unintended Consequences

- Water/sewer connections – typically is a private line, required to have separate public access for new lot.
- Setbacks and coverage will have to change to meet this goal – creating non-conforming lots?
- Lots with greater coverage can result in drainage concerns if not addressed



Berry & Cruce

Measurement

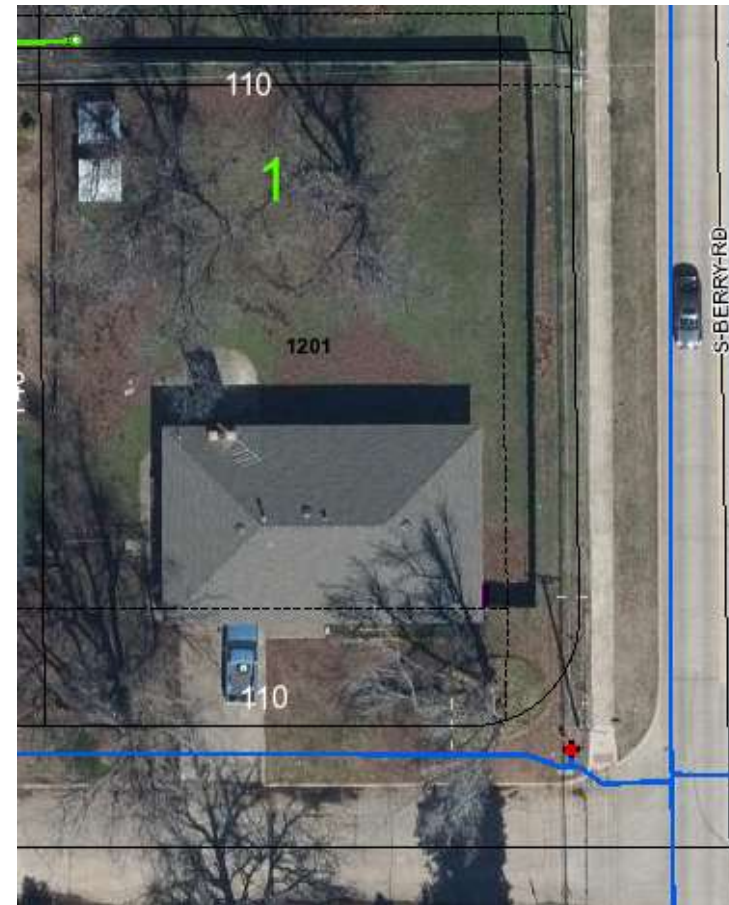
Feet

Measurement Result

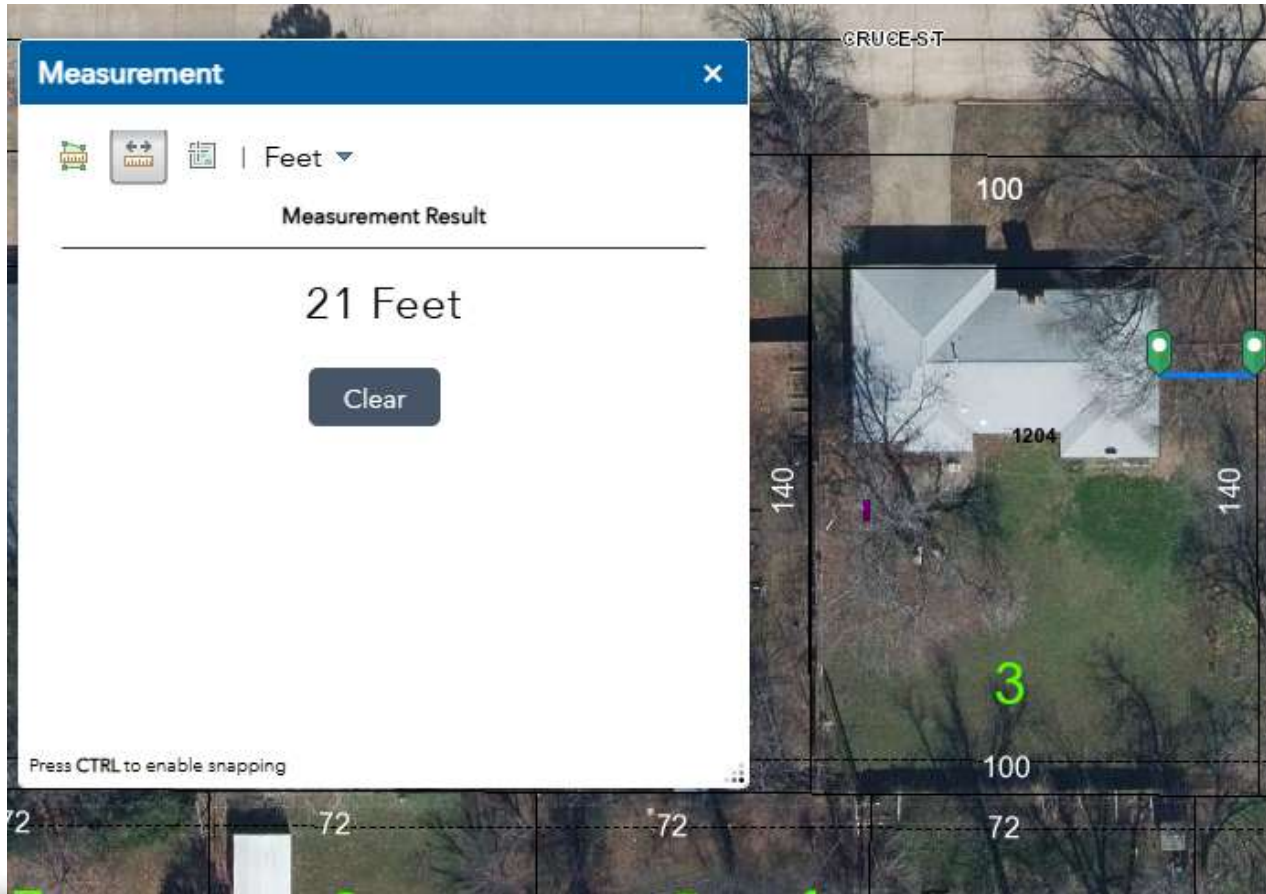
22.6 Feet

Clear

Press CTRL to enable snapping



Berry & Cruce



Unintended Consequences

- Infill development overall will be minimal due to the existing development - many Core Area lots do not meet current side setback (5' or less setback) and other developments are at 5' side setback (leaving no room for access)
- If creating smaller lots in Core, to create a minimum width lot for new lot in the rear, existing affordable/attainable housing stock would be torn down to allow for two new builds



Discussion

