CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, June 13, 2024 at 5:30 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 contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   PLANNING COMMISSION MEETING MINUTES OF MAY 9, 2024.

   PLANNING COMMISSION SPECIAL MEETING MINUTES OF MAY 16, 2024.

NON-CONSENT ITEMS

UNP Rezoning & Preliminary Plat

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

Rock Creek Entertainment District Project Plan

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-2: A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT

Bridgeview Rezoning & NORMAN 2025

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-147: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (4300 W. INDIAN HILLS RD.)

6. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (4300 W. INDIAN HILLS RD.)

Zoning Code Amendment

7. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-54: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT"), 36-516 ("R-2, TWO-FAMILY DWELLING DISTRICT"), AND 36-520 ("R-3, MULTIFAMILY DWELLING DISTRICT"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF MAY 9, 2024.

PLANNING COMMISSION SPECIAL MEETING MINUTES OF MAY 16, 2024.

CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, May 09, 2024 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of May, 2024.

Notice and agenda of the meeting were posted at the Norman Muncipal Building and online at https://norman-ok.municodemeetings.com at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:36 p.m.

ROLL CALL

PRESENT
Cameron Brewer
Steven McDaniel
Michael Jablonski
Erica Bird
Jim Griffith
Kevan Parker

ABSENT
Liz McKown
Doug McClure
Maria Kindel

A quorum was present.

STAFF PRESENT
Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Jack Burdett, Subdivision Development Coordinator
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV
Whitney Kline, Admin. Tech. III

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CONSENT ITEMS

Ms. Bird asked if any member of the Planning Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

Motion made by McDaniel, seconded by Griffith, to approve the Consent Docket as presented.

Voting Yea: Brewer, McDaniel, Jablonski, Bird, Griffith, Parker

The motion to adopt the Consent Docket as presented passed by a vote of 6-0.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE APRIL 11, 2024 REGULAR PLANNING COMMISSION MEETING.

   ITEMS SUBMITTED FOR THE RECORD:
   1. April 11, 2024 Planning Commission Regular Meeting Minutes

   The minutes were adopted on the Consent Docket by a vote of 6-0.

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Short Form Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2324-12: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY CARLSBAD PLAZA, L.L.C. (RYKAN DOUDICAN) FOR CAMBRIDGE CORNER SFP FOR 0.84 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST MAIN STREET AND 48TH AVENUE N.W.

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Location Map
   3. Short Form Plat – Cambridge Corner
   4. Site Plan

   SFP-2324-12 for CAMBRIDGE CORNER was approved as presented on the Consent Docket by a vote of 6-0.

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NON-CONSENT ITEMS

Norman 2025, PUD & Preliminary Plat

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-126: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE OFFICE DESIGNATION AND PLACE THE SAME IN THE COMMERCIAL DESIGNATION. (EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. NORMAN 2025 Plan Map

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-42: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (EAST OF 36TH AVENUE N.W., NORTH OF W. TECUMSEH ROAD, AND WEST OF I-35)

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Location Map
   3. PUD Narrative with Exhibits A-E
   4. Pre-Development Summary
   5. Preliminary Site Plan

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-15: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CARROLL FARM, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR CARROLL FARM ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED East of 36th Avenue N.W., North of W. Tecumseh Road, and West of I-35 WITH ALLEY WAIVER FOR COMMERCIAL LOTS LESS THAN ONE ACRE.

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Transportation Impacts
   3. Location Map
   4. Request for Alley Waiver
   5. Preliminary Plat
   6. Preliminary Site Plan

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked if requests for alley waiver are common. Mr. McLellan explained that alley waivers are pretty common since we don't really require alleys.

PRESENTATION BY THE APPLICANT: Gunner Joyce, representing the applicant, reported that the prior preliminary plat also had an alley waiver. With the larger commercial lots, they can take care of deliveries and access without needing an alley in the back.

He reviewed the area surrounding the subject property, and the site plan for the proposed development. The current plan has reduced parking substantially and increased green space, and has a more creative layout. The PUD allows for commercial, office, and multi-family. The far north portion next to the detention pond is a senior living site. There are 42 townhouse units proposed just south of that detention pond, with walking trails around the pond. The preliminary plat shows 30 lots over 44.68 acres. There have been no filed protests. A full TIA was done.

Ms. Bird asked about concerns from All Saints School at Pre-Development about specific uses. Mr. Joyce reported that their representatives spoke with the owner, and have not filed a protest. There are substantial and very restrictive covenants on file, and some of the uses in the allowable use list are currently prohibited, and the covenants might be further updated. The owners want to make sure that they control the tenant mix to keep the property values as high as possible.

Mr. Brewer asked why uses that are already restricted are being included in the allowable use list. Mr. Joyce responded that circumstances change over time; if everyone was happy with a change at the covenant level, they wouldn't have to come back for a PUD amendment. Ms. Bird asked for an explanation how covenants can be amended. Mr. Joyce explained that the statutes for covenants include a timing mechanism for covenants which don't have an amendment procedure; he believes it takes 65-75% of the owners to agree to an amendment. After the time mechanism is up, he believes it takes 50% of the owners to amend.

Mr. Jablonski asked about the amount of green space. Mr. Joyce responded there is currently 35% for the whole development. The PUD statute requires a minimum of 10%.

Mr. Griffith asked when construction will start. Mr. Joyce said he doesn't believe they have a specific date, but there are very interested parties. Ms. Bird added that she has seen that the lots are being marketed for sale.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird commented that she was happy to see some smaller lots being available that might allow for a local business to locate in the development.

Motion made by Griffith, seconded by Parker, to recommend adoption of Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 for Carroll Farm Addition, A Planned Unit Development, to City Council.

Voting Yea: Brewer, McDaniel, Jablonski, Bird, Griffith, Parker

The motion to recommend adoption of Resolution No. R-2324-126, Ordinance No. O-2324-42, and PP-2324-15 to City Council passed by a vote of 6-0.

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PUD Amendment & Preliminary Plat

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

ITEMS SUBMITTED FOR THE RECORD:
1. Staff Report
2. Request for Continuance to June Planning Commission
3. Location Map

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:
1. Staff Report
2. Request for Continuance to June Planning Commission
3. Location Map

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Jablonski, seconded by Griffith, to continue Ordinance No. O-2324-35 and PP-2324-12 to the June 13, 2024 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, Jablonski, Bird, Griffith, Parker

The motion to continue Ordinance No. O-2324-35 and PP-2324-12 to the June 13, 2024 Planning Commission meeting was adopted by a vote of 6-0.

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NORMAN 2025, PUD & Preliminary Plat

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2324-76: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE INDUSTRIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION AND CHANGE APPROXIMATELY 11.5 ACRES FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:
1. Staff Report
2. Request for Postponement to August Planning Commission
3. NORMAN 2025 Plan Map

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-28: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE)

ITEMS SUBMITTED FOR THE RECORD:
1. Staff Report
2. Request for Postponement to August Planning Commission
3. Location Map

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-10: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY HIGHWAY 9 JENKINS M&J INVESTMENTS, L.L.C. (CRAFTON TULL) FOR SOONER VILLAGE, A PLANNED UNIT DEVELOPMENT FOR 56.54 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 9 AND JENKINS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:
1. Staff Report
2. Request for Postponement to August Planning Commission
3. Location Map

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Griffith, seconded by McDaniel, to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the August 8, 2024 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, Jablonski, Bird, Griffith, Parker

The motion to postpone Resolution No. R-2324-76, Ordinance No. O-2324-28, and PP-2324-10 to the August 8, 2024 Planning Commission meeting passed by a vote of 6-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hudson reminded the Commission of the Special Meeting on May 16, 2024 at 6:30 p.m. The June 13, 2024 Regular Meeting will be at 5:30 p.m.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:03 p.m.

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Planning Commission

CITY OF NORMAN, OK
PLANNING COMMISSION MEETING - SPECIAL MEETING

Municipal Building, Council Chambers, 201 W Gray, Norman, OK 73069
Thursday, May 16, 2024 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 16th day of May, 2024.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at https://norman-ok.municodemeetings.com at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT
Cameron Brewer
Steven McDaniel
Liz McKown
Michael Jablonski
Erica Bird
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT
Douglas McClure

STAFF PRESENT
Jane Hudson, Planning & Community Development Director
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Jack Burdett, Subdivision Development Coordinator
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV
Whitney Kline, Admin. Tech. III

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NON-CONSENT ITEMS

Rezoning & Preliminary Plat

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-48: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (716 SONIA DRIVE)

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Location Map
   3. Preliminary Plat
   4. Preliminary Site Plan
   5. Park Board Packet
   6. Pre-Development Summary

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY AARON BULEY, PETE JACKSON AND DAGAN FLOWERS (SMC CONSULTING ENGINEERS, P.C.) FOR THE OLD DAIRY FARM FOR 1.13 ACRES OF PROPERTY LOCATED AT 716 SONIA DRIVE.

   ITEMS SUBMITTED FOR THE RECORD:
   1. Staff Report
   2. Location Map
   3. Transportation Impacts
   4. Preliminary Plat
   5. Preliminary Site Plan

   PRESENTATION BY STAFF: Justin Fish reviewed the staff report, a copy of which is filed with the minutes.

   Mr. Jablonski asked the location of the sewer line. Mr. Fish pointed it out on the site plan. Mr. Jablonski asked the location of the nearest park. The Parks Board location map shows the subject property and the nearest park.

   PRESENTATION BY THE APPLICANT: Chris Anderson, SMC Consulting Engineers, representing the applicant, was available to answer questions.

   Ms. Bird asked why the parking is in the front. Mr. Anderson responded that the sewer line in the front precludes locating a building in that area.

   Ms. Bird asked about buffering for the neighbor on Sonia Drive. Mr. Anderson indicated there will be some islands in the parking area with some landscaping. There will be a detention pond on the south side.

Ms. Bird asked about improvements to Sonia Drive. Mr. Anderson explained that Sonia Drive is a private drive into the parking area, and serving existing houses. It will extend all the way to the west property line.

Ms. McKown asked about the requests in the letter from the Potts Family, for an 8' privacy fence, paved driveway aprons, and signage.

Pete Jackson, representing the applicants, stated that they are willing to do everything requested in the letter. The speed limit sign would be close to their driveway, and may not meet traffic guidelines. The fence, landscaping, buffering, driveway approaches, and a dead-end street all made sense. They will also pave the road to the west end.

Mr. Jablonski was concerned with the removal of large trees, and asked if any new trees will be installed. Mr. Jackson responded that they plan to plant trees in as many islands and places where they can. They may be able to save some of the trees around the perimeter.

Ms. Bird asked about a pecan tree. Mr. Jackson said it is where one of the buildings will be located. Ms. Kindel asked if they considered moving the tree because of its historical significance. Mr. Jackson said the tree is huge and he doesn't know of any way to move it.

AUDIENCE PARTICIPATION:
Sonja Potts, 3620 Barwick Drive, asked the percentage of pervious surface for the project. Another concern is stormwater and detention.

Kevin Potts, 3620 Barwick Drive, grew up with the family farm. He is concerned that the stormwater is mitigated correctly so it doesn't impact adjacent properties. There are some huge sycamore trees and pecan trees on the property; he would like to see some of them preserved.

Audra Carr, 709 Sonia Drive, said the pecan tree is too big to move. The Planning Department and the builders have addressed a lot of their concerns. They are concerned about light pollution. The houses on their property are still on well water, so they are concerned about pollution; she urged the builders to address that as much as possible with bioswales for filtration. They are sad to see the family farm go.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:
Ms. Bird commented that Moore Norman Technology has a wood turners association that will pick up wood at no cost. They are always looking for wood for projects.

Mr. Jablonski asked the percentage for impervious area. Ms. Hudson indicated it is 65%. It will be reviewed when the application comes in for a building permit.

Ms. Kindel asked if they will be using bioswales or rain gardens to help filter the stormwater. Mr. Anderson responded that there are bioswale areas at both ends of the detention pond.

Motion made by Jablonski, seconded by Brewer, to recommend approval of Ordinan
No. O-2324-48 and PP-2324-17 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Jablonski, Bird, Parker
Voting Nay: Griffith, Kindel

The motion to recommend approval of Ordinance No. O-2324-48 and PP-2324-17 to City Council passed by a vote of 6-2.

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Alley Closures

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-52: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PUBLIC ALLEYWAYS ADJACENT TO BLOCK ONE (1) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (ADJACENT TO 221 EDDINGTON STREET)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Request to Vacate and Close a Portion of Public Alley
4. Emails from Utilities

PRESENTATION BY STAFF: Todd McLellan reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked if the City heard back from all the utilities. Mr. McLellan responded affirmatively.

PRESENTATION BY THE APPLICANT:
Libby Smith, Rieger Law Group, representing the applicant, presented the request. The applicant will provide an easement for the existing City water main once they get through the District Court process. There is an existing duplex on the property, with the rest vacant. Once they have gone through City Council to close the right-of-way, and District Court to vacate, the applicant will come back and request a Lot Line Adjustment to make the property all one lot.

Mr. Jablonski asked the benefit, since they can't build on the water main. Ms. Smith responded that they can't build a building on it, but they can have access to the parking lot.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:
Ms. Bird spoke regarding the steps involved in closing and vacating alley rights-of-way.

Mr. Jablonski commented on the need for habitat, including for insects.

Motion made by McKown, seconded by Kindel, to recommend approval of Ordinance No. O-2324-52 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Bird, Griffith, Kindel, Parker
Voting Nay: Jablonski

The motion to recommend approval of Ordinance No. O-2324-52 to City Council passed by a vote of 7-1.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF
Ms. Hudson noted that the June Planning Commission meeting will start at 5:30 p.m.

ADJOURNMENT
There being no further business and no objection, the meeting adjourned at 7:00 p.m.

_____
Planning Commission

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: University North Park, L.L.C.

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD)

APPLICANT/REPRESENTATIVE: University North Park, L.L.C./Rieger Law Group, P.L.L.C.

WARD: 8

CORE AREA: No

BACKGROUND: The applicant requests rezoning from PUD, Planned Unit Development, Ordinance O-0607-13, to a new PUD, Ordinance O-2324-35, for approximately 90 acres. The property is currently vacant. The new PUD would allow for single-family residential, townhomes, multi-family, and commercial uses, including a multipurpose event venue and live outdoor entertainment.

This rezoning application is accompanied by a request for a preliminary plat. This project was previously zoned in 2006 and a preliminary plat was never submitted for the property north of Rock Creek Road. The applicant would like to move forward with the development and has brought forth the current applications for rezoning and preliminary platting.

A related item on this same agenda is the Planning Commission's consideration of PCR-2324-2, a Resolution determining that the Rock Creek Entertainment District Project Plan, including related TIF proposals, is in conformance with the City of Norman's Comprehensive Plan, and recommending adoption of the Plan to City Council.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GBC 23-28, November 21, 2023
The Greenbelt Commission recommended approval with the recommendation to have a pedestrian crosswalk to connect the Legacy Trail (south side of Rock Creek Rd.) to the UNP Entertainment District.

PRE-DEVELOPMENT: PD23-39, November 30, 2023
The applicant explained the rezoning process and details of the entertainment district project to attendees. An attendee asked who the developer was for this project. Applicant explained they are still working on the rezoning process and do not have a developer yet. An attendee asked about the Traffic Plan. The project's traffic engineer consultant explained more details. Another concern of attendees was parking. The applicant explained there will be a parking garage to limit surface parking and incentivize pedestrian walkability. An attendee asked about the distance to the Max Westheimer Airport. The applicant confirmed the development is a safe distance from the airport. Attendees asked about financing and timeframe details; the applicant needs to verify information on these topics and mentioned they are focusing on the rezoning process.

BOARD OF PARKS COMMISSIONERS:
Parks staff recommended to support the developer's request for a private parkland decision, provided that a combination of active and passive space is included in the planning of the private parkland. Please see the attached report and exhibits. The decision was unanimous for private parkland by a vote of 7-0.

ZONING ORDINANCE CITATION:
SECTION 36-509, PUD, PLANNED UNIT DEVELOPMENT

1. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The "PUD" Planned Unit Development district herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City.

Specifically, the purposes of this section are to encourage:

(a) A maximum choice in the types of environment and living units available to the public.
(b) Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
(c) Maximum enhancement and minimal disruption of existing natural features and amenities.

(d) Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long range plan and remain compatible with surrounding developments.
(e) More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
(f) Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.

The PUD (Planned Unit Development) Regulations are designed to provide for small and large scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development which is related to, and affects, the long term value of the homes and other development. A Planned Unit Development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

STAFF ANALYSIS:

USE: The allowable uses for this PUD are included in the PUD Narrative as Exhibit C, Allowable Uses. The uses are divided into Development Areas; Area 1 is Urban Residential, Area 2 is High Density Residential, and Area 3 is Commercial.

SITE PLAN/ACCESS: The proposed site plan shows six access points from 24th Ave. N.W. Three access points are shown off Corporate Centre Dr. Two access points are proposed off Rock Creek Rd. Three more access points are proposed off Interstate Dr. The northwest corner of the development, shown as Development Area 1, is designated for single-family or townhome residential. The area north of Radius Way between 24th Ave. N.W. and Interstate Dr., shown as Development Area 2, is designated as multi-family residential. The area south of Radius Way and north of Rock Creek Rd. is the commercial area. This includes the proposed arena/event venue.

The PUD Narrative states Development Area 1 will contain approximately 37 residential lots; each lot may contain one main dwelling and one accessory dwelling unit. Development Area 2 will have a density of 758 multi-family dwelling units and 24 townhomes. The area regulations for each Development Area are detailed in III. B. Area Regulations.

Building heights in the development must comply with regulations from the Federal Aviation Administration and the Oklahoma Department of Aerospace and Aeronautics.

OPEN SPACE: The PUD Narrative and Exhibits describe the current proposed open space as 24% of the PUD. It is noted that the actual allotment of open space may be a minimum of 10% of the PUD, which is less than shown on the Greenspace Exhibit.

PARKING: The PUD Narrative states there will be no minimum parking requirements for any use and end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stage. All parking spaces may be 18’ by 9’. A parking structure is proposed to the northwest of the arena in Development Area 3.

LANDSCAPING: As applicable, landscaping will be installed and maintained according to Section 36-551, Landscaping Requirements for Off-Street Parking Facilities. The PUD Narrative states landscaping shall be installed and maintained as applicable to underlying uses of each individual lot, however the landscaping ordinance is applicable when new parking is installed. A landscape plan was not submitted with the application but will be required at permitting for each site.

SIGNAGE: Signage allowances for the development are outlined in Exhibit F, Development Signage Allowances.

LIGHTING: Except for the allowances enumerated in Exhibit F for Development Area 3, and the exempt entertainment plazas discussed below, all other exterior lighting within Development Areas 2 and 3 shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards (Section 36-549), as amended from time to time. The allowances include large-scale architectural lighting and aerial view signs.

SANITATION: Dumpsters will be utilized for sanitation services in locations shown on the attached Site Development Plan. All locations will be reviewed and approved by City Staff.

EXTERIOR MATERIALS: The exterior of the buildings constructed within the development may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, and any combination thereof. The applicant may further restrict and control the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

PHASING: The PUD Narrative contains Exhibit G, Preliminary Phasing Plan. This details the anticipated phasing of the development. It is divided into three phases. The applicant has provided that, through phasing, the applicant may utilize multiple transaction types within the entire property, including, but not limited to, selling, leasing, and otherwise conveying lots, buildings, and dwelling units with the Property.

EXISTING ZONING: The existing zoning for the subject property is PUD Ordinance O-0607-13. The existing PUD does not allow for the arena/event venue use or the single-family/townhome residential uses.

ALTERNATIVES/ISSUES:

IMPACTS: According to the Transportation Impacts form prepared by the City Transportation Engineer, no traffic operational issues are anticipated due to the development assuming improvements are in place to support this intense level of development. These improvements are detailed in the attached report.

In the proposed PUD Narrative, the Applicant is requesting an exception for Development Area 3 from applicability of the City's Noise Ordinance and Commercial Outdoor Lighting Standards. Any impacts on neighbors would thus be enforceable principally through private means.

OTHER AGENCY COMMENTS:

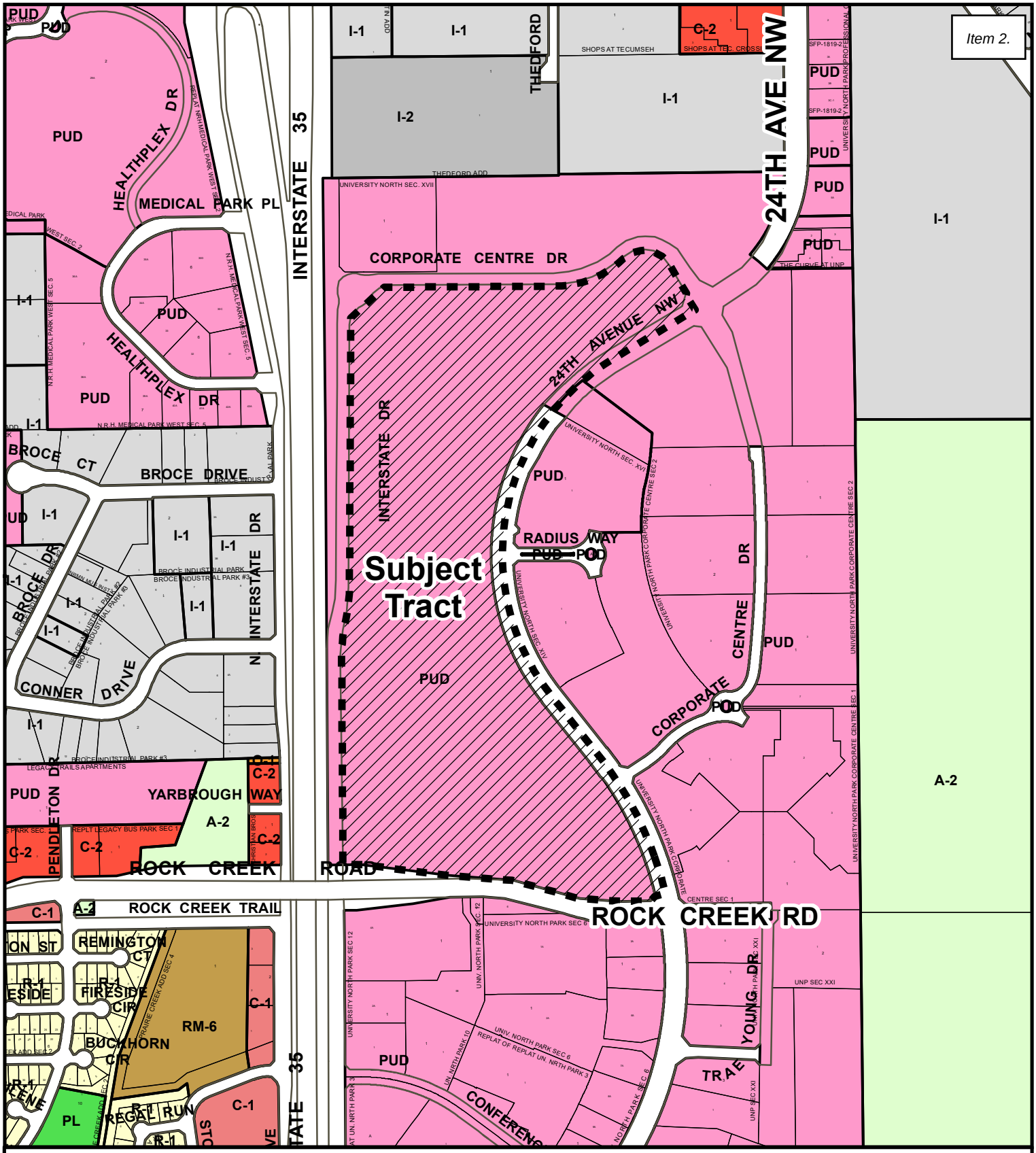
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: Please see the attached report from Engineering regarding the Preliminary Plat.

TRAFFIC ENGINEER: Please see the attached report from the City Transportation Engineer.

UTILITIES: City Utilities are available in this area with extensions to be completed in accordance with City requirements. Two water recoupment projects are currently in effect for the proposed development area and payment of the fees will be required at final platting for residential construction and at building permitting for non-residential construction. Dumpster locations may require revisions but this will be addressed as development occurs to ensure compliance with City requirements.

CONCLUSION: Staff forwards this request for rezoning to a new PUD, Planned Unit Development, for approximately 90 acres, and Ordinance O-2324-35 to the Planning Commission for consideration and recommendation to City Council.



Location Map

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

N W E S

April 5, 2024

0 350 700 Ft.

Subject Tract

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UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

A PLANNED UNIT DEVELOPMENT
NORMAN, OKLAHOMA

APPLICANT:
UNIVERSITY NORTH PARK, LLC

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT

Submitted: November 1, 2023
Revised: June 7, 2024

PREPARED BY:

RIEGER LAW GROUP PLLC
136 Thompson Drive
Norman, Oklahoma 73069

TABLE OF CONTENTS

I. INTRODUCTION

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location
B. Existing Land Use and Zoning
C. Elevation and Topography
D. Drainage
E. Utility Services
F. Fire Protection Services
G. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted
B. Area Regulations
C. Additional Development Criteria

EXHIBITS

A. Legal Description of the Property
B. Preliminary Site Development Plan
C. Allowable Uses
D. Preliminary Plat
E. Green Space Exhibit
F. Development Signage Allowances
G. Preliminary Phasing Plan
H. Depiction of Development Areas

I. INTRODUCTION

University North Park, LLC (the "**Applicant**") intends to rezone the real property that is more particularly described on **Exhibit A** (the "**Property**") to a Planned Unit Development ("**PUD**") in order to develop a mixed-use master planned community, with allowances for various residential opportunities, hospitality and entertainment anchors, and compatible commercial uses within the Property, as more particularly enumerated in this PUD Narrative. The Applicant has also submitted a corresponding Preliminary Plat for the Property in order to facilitate the subdivision of the Property. The Property contains approximately 90 acres. A preliminary conceptual site plan of the proposed development has been attached hereto as **Exhibit B**.

The project design team consists of the Applicant, Rainier Development, Arcadis, SMC Consulting Engineers, and Traffic Engineering Consultants.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is generally located East of Interstate Drive, West of 24th Avenue NW, North of Rock Creek Road, and South of Corporate Centre Drive, as is more particularly shown on the attached exhibits.

B. Existing Land Use and Zoning

The Property is currently zoned PUD, pursuant to O-0607-13. Additionally, the Property currently has a NORMAN 2025 designation of Mixed-Use. The Property is located within the University North Park development and all immediately adjacent parcels are zoned PUD and designated Mixed-Use by NORMAN 2025. The Property is undeveloped.

C. Elevation and Topography

Generally, the Property is flat, with only gradual elevation changes from the East towards the West. The Property contains little to no vegetation or heavily wooded areas.

D. Drainage

The Property will utilize stormwater and drainage management systems that will meet or exceed the City's applicable ordinances and regulations. A preliminary drainage report has been provided to City Staff as part of the Preliminary Plat application. As noted in the drainage report, portions of the Property drain into two (2) separate watersheds.

E. Utility Services

All necessary utilities for this project are currently located within the proximity to serve the Property, or they will be extended as necessary to facilitate the planned development as future development phases commence.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by individual property owners as may be required by applicable City codes, ordinances, and regulations.

G. Traffic Circulation and Access

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan and Preliminary Plat. A Traffic Impact Analysis, conducted and prepared by Traffic Engineering Consultants, Inc., has been provided to City Staff as part of the Preliminary Plat application.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Uses Permitted:

The Property will be developed as a mixed-use master planned community, with allowances for various residential opportunities, hospitality and entertainment anchors, and compatible commercial uses within the Property. For purposes of area regulations and allowable uses, the Property shall be divided into three (3) Development Areas. Development Area 1 is planned as the Urban Residential Area. Development Area 2 is planned as the High-Density Residential Area. Finally, Development Area 3 is planned as the Commercial Area. A complete list of the allowable uses for the Property is attached as **Exhibit C**. A depiction of the Development Areas is attached as **Exhibit H**.

B. Area Regulations:

1. Development Area 1 – Urban Residential

Front Yard: The minimum depth of the front yard setback shall be ten (10') feet provided that all garages shall have a minimum nineteen (19') foot front yard setback to allow for a parking space in the driveway.

Side Yard: The minimum depth of the side yard setback shall be five (5') feet provided that roof, gutter, window, patio, patio coverings, and similar improvement overhangs shall be allowed to encroach upon the side yard setback, up to a maximum of two (2') feet.

Rear Yard: The minimum depth of the rear yard setback shall be ten (10') feet, with the allowance for patios, sheds, balconies, ADUs, and similar residential accessory improvements (i.e., gazebos, storm shelters, etc.) to be five (5') feet from the rear property line.

Lot Size: The minimum lot width shall be thirty (30') feet at the front building line and twenty (20') feet along street frontage. The minimum lot area shall be three thousand (3,000) square feet. Minimum lot depth shall be ninety (90') feet.

Building Coverage: Main and accessory buildings shall not cover more than fifty percent (50%) of the lot area.

Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than seventy-five percent (75%) of a lot.

Development Area Density: Development Area 1 is anticipated to contain approximately 37 residential lots, which each may contain one (1) main dwelling and one (1) ADU.

2. Development Area 2 – High Density Residential

24th Avenue NW Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting 24th Avenue NW.

Interstate Drive Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting Interstate Drive.

No Other Required Setbacks: Except for the two setbacks enumerated above, in an effort to create a vibrant, walkable, pedestrian friendly and high-quality development, there shall be no minimum building setbacks from any property lines or interior streets, subject to applicable sight line and sight triangle requirements. Notwithstanding the foregoing, no building shall be permitted to encroach upon any public easement or right-of-way without obtaining City Council approval pursuant to a Consent to Encroach or similar written agreement.

Impervious Area/Building Coverage: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than eighty percent (80%) of Development Area 2.

Lot Size: The minimum lot area shall be nine thousand (9,000) square feet.

Development Area Density: The maximum total density for Development Area 2 shall be 758 multi-family dwelling units and 24 townhomes.

3. Development Area 3 – Commercial

24th Avenue NW Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting 24th Avenue NW.

Interstate Drive Setback: There shall be a minimum ten-foot (10') building setback from any property line fronting Interstate Drive.

Rock Creek Road Setback: There shall be a minimum twenty-five-foot (25') building setback from any property line fronting Rock Creek Road.

No Other Required Setbacks: Except for the two setbacks enumerated above, in an effort to create a vibrant, walkable, pedestrian friendly and high-quality development, there shall be no minimum building setbacks from any property lines or interior streets. Notwithstanding the foregoing, no building shall be permitted to encroach upon any public easement or right-of-way without obtaining City Council approval pursuant to a Consent to Encroach or similar written agreement.

Impervious Area/Building Coverage: Buildings may not cover more than fifty percent (50%) of Development Area 3. There shall be no maximum impervious area for Development Area 3.

Lot Size: The minimum lot area shall be nine thousand (9,000) square feet.

C. Additional Development Criteria:

1. Height

Due to the proximity of the Property to the Max Westheimer Airport, the maximum building height for each individual lot within the Property shall be governed by the maximum height allowable under applicable state and federal regulations, including, but not limited to, those prescribed by the Federal Aviation Administration and the Oklahoma Department of Aerospace and Aeronautics. Maximum gross floor areas for each individual platted lot shall be determined by utilizing maximum coverage allowances and maximum heights enumerated in this PUD.

2. Exterior Materials

The exterior of the buildings constructed within the Property may be constructed of brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, and any combination thereof. The Applicant may further restrict and control the exterior materials and aesthetics of the buildings to be developed within the Property through the use of private design guidelines and restrictive covenants.

3. Sanitation

Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Final sanitation plans shall be subject to review and approval of City Staff.

4. Signage

In order to enhance wayfinding and to facilitate the vibrant entertainment development envisioned by this PUD, additional signage allowances are warranted. Development signage allowances are enumerated in **Exhibit F**, attached hereto. All other signs not discussed in Exhibit F shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying use for each lot. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

5. Traffic access and circulation

Access to the Property shall be permitted in the manner and locations depicted on the attached Preliminary Site Development Plan and Preliminary Plat.

6. Open Space

The areas initially planned as open space are depicted on the attached Preliminary Open Space Plan. The preliminary open space area shown on the Greenspace Exhibit contemplates approximately 24% of the Property will be used as open space; however, the total open space actually developed within the Property may be less than the amount shown on the Greenspace Exhibit. Notwithstanding the foregoing, the minimum amount of open space developed on the Property shall be ten percent (10%) of the Property.

7. Parking

Parking for the Property may be developed in general compliance with the parking layout shown on the Preliminary Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as

amended from time to time, provided that all parking spaces within the Property may be eighteen feet (18') by nine feet (9'). There shall be no minimum parking requirements for any use within the Property and actual end users are encouraged to reduce parking to the extent feasible and to utilize shared parking options, which can be finalized at final building permit stages.

8. Landscaping

Landscaping shall be installed and maintained in order to meet or exceed the City of Norman's applicable landscaping requirements applicable to the underlying uses of each individual lot within the Property.

9. Sidewalks

Sidewalks will be constructed within the Property in accordance with the City of Norman's applicable standards and specifications, as may be amended from time to time.

10. Lighting

Except for the allowances enumerated in Exhibit F for Development Area 3, and the exempt entertainment plazas discussed below, all other exterior lighting within Development Areas 2 and 3 shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as amended from time to time.

11. Entertainment Plazas

This PUD desires to create a vibrant and animated entertainment area within Development Area 3, with dynamic and creative signage, lighting, speakers, and other associated entertainment elements. Therefore, the entertainment plazas and outdoor entertainment areas that may be developed on Lots within Development Area 3 will be permitted to utilize outdoor speakers, televisions, stages, food trucks, and other similar entertainment elements. The Development Area 3 entertainment plazas and outdoor entertainment areas will be exempt from the City of Norman Noise Ordinance and the City of Norman's Commercial Outdoor Lighting Standards.

12. Initial Phasing and Development Plan

It is anticipated that the development of the Property will occur in multiple phases. A Preliminary Phasing Plan is attached showing a conceptual sequencing of development. Notwithstanding the foregoing, the actual timing, sequence, commencement, completion, and number of future phases will be determined by market demand and absorption rates, and many other

market factors outside the control of the Applicant. In order to allow for the type of high-quality development contemplated by this PUD, the Applicant may utilize multiple transaction types within the entire Property, including, but not limited to, selling, leasing, and otherwise conveying lots, buildings, and dwelling units with the Property.

EXHIBIT A

Legal Description of the Property

A tract of land lying in the East Half (E/2) of Section Fourteen (14), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter of said Section 14;

THENCE North 89°06'20" East, along the south line of said Southeast Quarter, a distance of 205.03 feet;

THENCE North 00°21'28" West a distance of 280.01 feet to a point of intersection of the east right of way line of Interstate Drive as established in Book 5288, Page 52 with the north right of way line of Rock Creek Road as established in Book 4630, Page 406 and the POINT OF BEGINNING;

THENCE along the east right of way line of said Interstate Drive, the following Five (5) courses:

1. Continuing North 00°21'28" West a distance of 1,107.06 feet to a point of curvature;

2. Northerly along a non tangent curve to the right having a radius of 910.00 feet (said curve subtended by a chord which bears North 05°50'27" East a distance of 196.52 feet) for an arc distance of 196.90 feet to a point of reverse curvature;

3. Northerly along a non tangent curve to the left having a radius of 990.00 feet (said curve subtended by a chord which bears North 06°09'41" East a distance of 202.77 feet) for an arc distance of 203.13 feet;

4. North 00°17'00" East, a distance of 1,427.78 feet;

5. North 47°18'26" East a distance of 244.88 feet to a point on the south right of way line of Corporate Center Drive as established by said document recorded in Book 5288, Page 52;

THENCE along said south right of way line, the following Five (5) courses:

1. North 89°38'32" East a distance of 915.55 feet to a point of curvature;

2. Easterly along a curve to the left having a radius of 540.00 feet (said curve subtended by a chord which bears North 68°06'45" East a distance of 396.34 feet) for an arc distance of 405.82 feet to a point of reverse curvature;

3. Easterly along a curve to the right having a radius of 159.92 feet (said curve subtended by a chord which bears South 82°04'47" East a distance of 249.79 feet) for an arc distance of 286.65 feet;

4. South 30°46'30" East, a distance of 177.61 feet;

5. South 20°48'48" West a distance of 32.32 feet to a point on the westerly right of way line of 24th Avenue N.W. as established in Book 2552, Page 472;

THENCE South 75°46'31" East, along said westerly right of way line, a distance of 27.24 feet;

THENCE South 30°46'30" East a distance of 60.00 feet to a point on the centerline of said 24th Avenue N.W.;

THENCE along said centerline, the following Four (4) courses:

1. South 59°13'30" West a distance of 506.75 feet to a point of curvature;

2. Southerly along a curve to the left having a radius of 1,225.41 feet (said curve subtended by a chord which bears South 10°24'11" West a distance of 1,844.66 feet) for an arc distance of 2,088.36 feet;

3. South 38°25'09" East a distance of 400.00 feet to a point of curvature;

4. Southeasterly along a curve to the right having a radius of 1,905.41 feet (said curve subtended by a chord which bears South 25°52'38" East a distance of 827.54 feet) for an arc distance of 834.18 feet;

South 76°39'53" West, a distance of 60.01 feet;

THENCE South 38°04'45" West a distance of 31.45 feet to a point on the north right of way line of Rock Creek Road as established in Book 4630, Page 406;

THENCE along said north right of way line, the following Six (6) courses:

1. South 89°06'20" West a distance of 164.31 feet;

2. North 86°07'59" West a distance of 222.17 feet;

3. North 74°46'41" West a distance of 371.81 feet;

4. North 85°32'53" West a distance of 340.56 feet;

5. North 82°57'16" West a distance of 482.29 feet;

6. South 89°06'20" West a distance of 89.68 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 3,923,449 square feet or 90.0700 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-South Zone) using a bearing of North 89°06'20" East on the south line of the Southeast Quarter of Section 14, Township 9 North, Range 3 West of the Indian Meridian.

EXHIBIT B

Preliminary Site Development Plan

Full Size Documents Submitted to City Staff

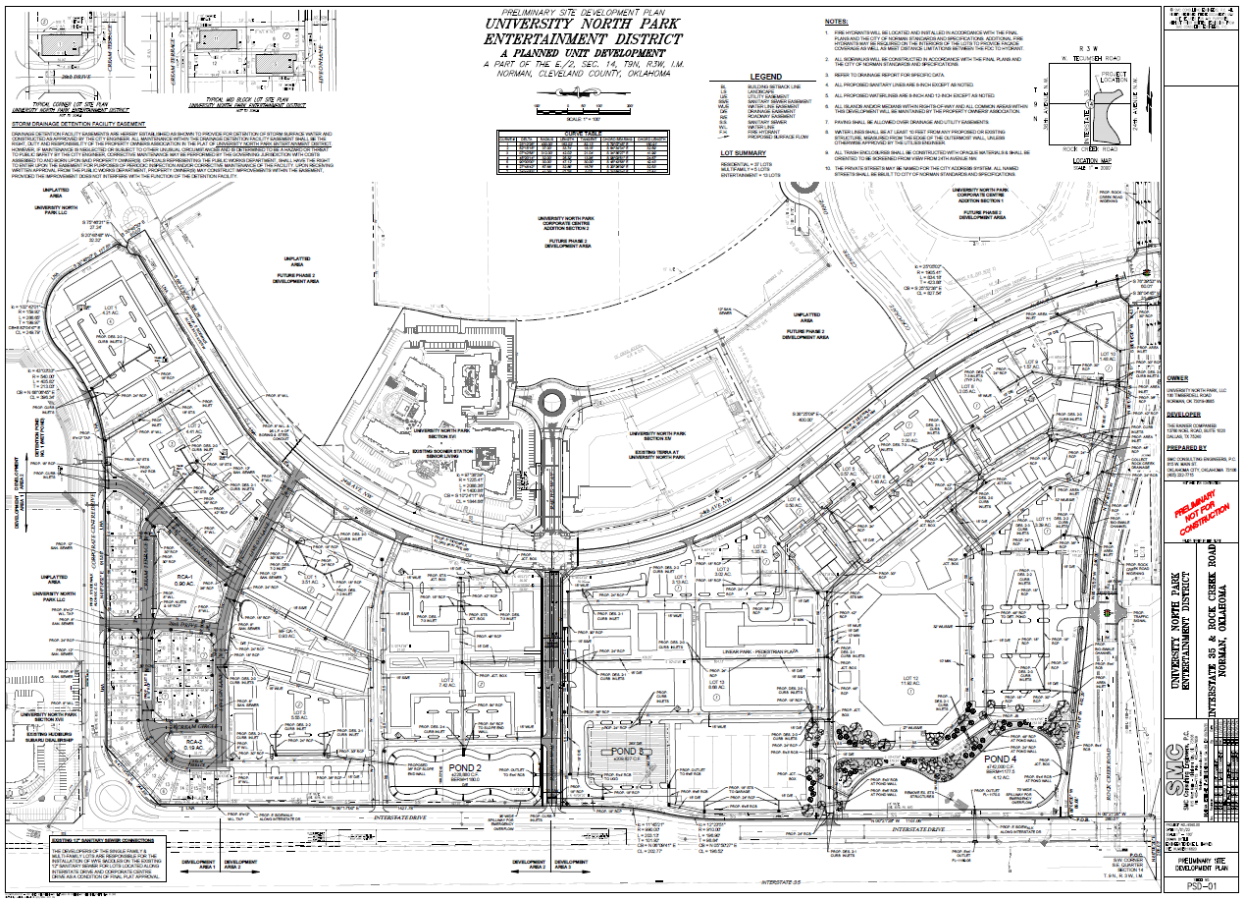


EXHIBIT C
Allowable Uses

Development Area 1 – Urban Residential

- Detached one family dwelling.
- Townhomes
- Family day care home.
- Discreet Home Business:
    - Within Development Area 1, home occupations will be allowed in a slightly greater intensity of use than as allowed under the City of Norman's standard R-1, Single-Family Residential zoning district. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise would be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the main dwelling, would be allowed to denote the business being carried on within.
- Municipal recreation or water supply.
- Model Home, subject to an applicable City of Norman annual permit.
- Short-term rentals.
- One accessory dwelling unit (ADU) may be developed on each lot provided (a) it is clearly secondary to the main dwelling; and (b) is not a mobile home;
    - The ADU may be used as a permanent residence and may contain its own attached garage, kitchen, and similar components to allow the occupant to maintain autonomy while allowing for creative housing opportunities, such as, by way of example, aging in place. The ADU may be leased (but not owned) separate from the main principal dwelling.
- Neighborhood/Community Clubhouse and similar associated amenities
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

Development Area 2 – High Density Residential

- Apartment Buildings
- Townhomes
- Short-term rentals
- Ground floors may contain, but are not obligated to contain, office uses, commercial shops and services, retail, and other mixed-use offerings within the larger apartment/residential structures.
- Leasing offices, pool areas, dog parks, sports courts, walking trails, fitness stations, frisbee golf, outdoor grill areas, and similar recreational amenities for the residents of the development.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

Development Area 3 – Commercial

- Multi-Purpose Event Venue
- Convention/Conference Center
- Banquet Hall
- Hotel
- Office Buildings
- Amusement and Entertainment Enterprises
- Parking Garage
- General Commercial and Retail Uses, such as, but not limited to:
    - Art Gallery, Museum, Shop, Store, or Studio
    - Athletic Gyms and Similar Workout Facilities;
    - Baby or Maternity Store;
    - Bank;
    - Bakery and Baked Goods;
    - Bar;
    - Barber Shop, Beauty Parlor, Salon, and Similar Establishments;
    - Book Store;
    - Butcher or Meat Market;
    - Carpenter and cabinet shop;
    - Cleaning and dyeing works;
    - Camera shop;
    - Candy store;
    - Catering establishment;
    - Childcare establishment;
    - Clothing or apparel store;
    - Coffee Shop;
    - Cosmetics;
    - Craft Store;
    - Department Store;
    - Dairy products or ice cream store;
    - Delicatessen store;
    - Dress shop;
    - Drug store or fountain;
    - Electric sales and service;
    - Electric transmission station;
    - Farmers Market;
    - Feed and fuel store;
    - Frozen food locker;
    - Fabric or notion store;
    - Florist;
    - Furniture Store;
    - Fine Goods;
    - Gift Shop;
    - Grocery or supermarket;
    - Glass shop;
    - Golf course, miniature or practice range;
    - Hardware store;

- Heating, ventilating or plumbing supplies, sales and service;
- Health and Personal Goods Store;
- Home Décor;
- Home Goods;
- Ice plant or storage house for ice and food housing not more than ten (10) tons capacity;
- Interior decorating store;
- Jewelry/Fine Goods;
- Key Shop;
- Leather Store/ Leather Goods;
- Laundry;
- Lodge hall;
- Lumber and building materials sales yard;
- Music, radio or television shop;
- Messenger/Phone/Electronic Store;
- New Auto Sales;
- Optical Store;
- Party Supply Store;
- Printing plant;
- Painting and decorating shop;
- Pet shop;
- Pharmacy;
- Photographer's studio;
- Radio and television sales and service;
- Restaurants; A restaurant may include live entertainment and/or a dance floor, provided the kitchen remains open with full food service whenever live entertainment is offered;
- Retail spirits store/Liquor Store;
- Retail Stores, Kiosks, Stalls, and Booths;
- Supermarket;
- Sporting goods sales;
- Stationery store;
- Shoe store or repair shop;
- Sign painting shop;
- Tailor Shop/Services;
- Theaters, Bowling Alley, Arcade, and Similar Entertainment Establishments, including those that sell alcoholic beverages in compliance with state law;
- Toy Store; and
- Wholesale distributing center.

- Live Outdoor Entertainment
- Outdoor advertising signs; and
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot

EXHIBIT D

Preliminary Plat

Full Size Documents Submitted to City Staff

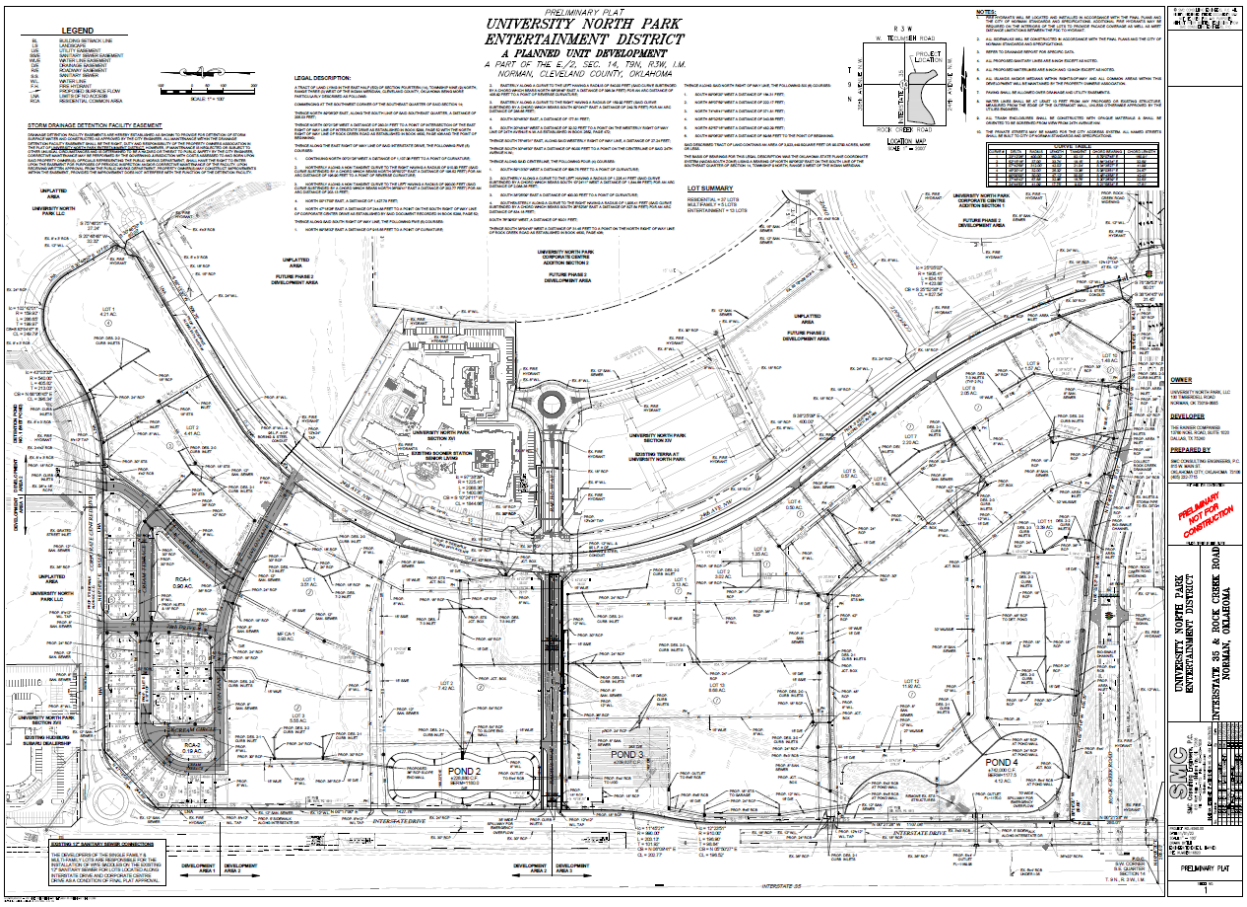


EXHIBIT E

Greenspace Exhibit

Full Size Documents Submitted to City Staff

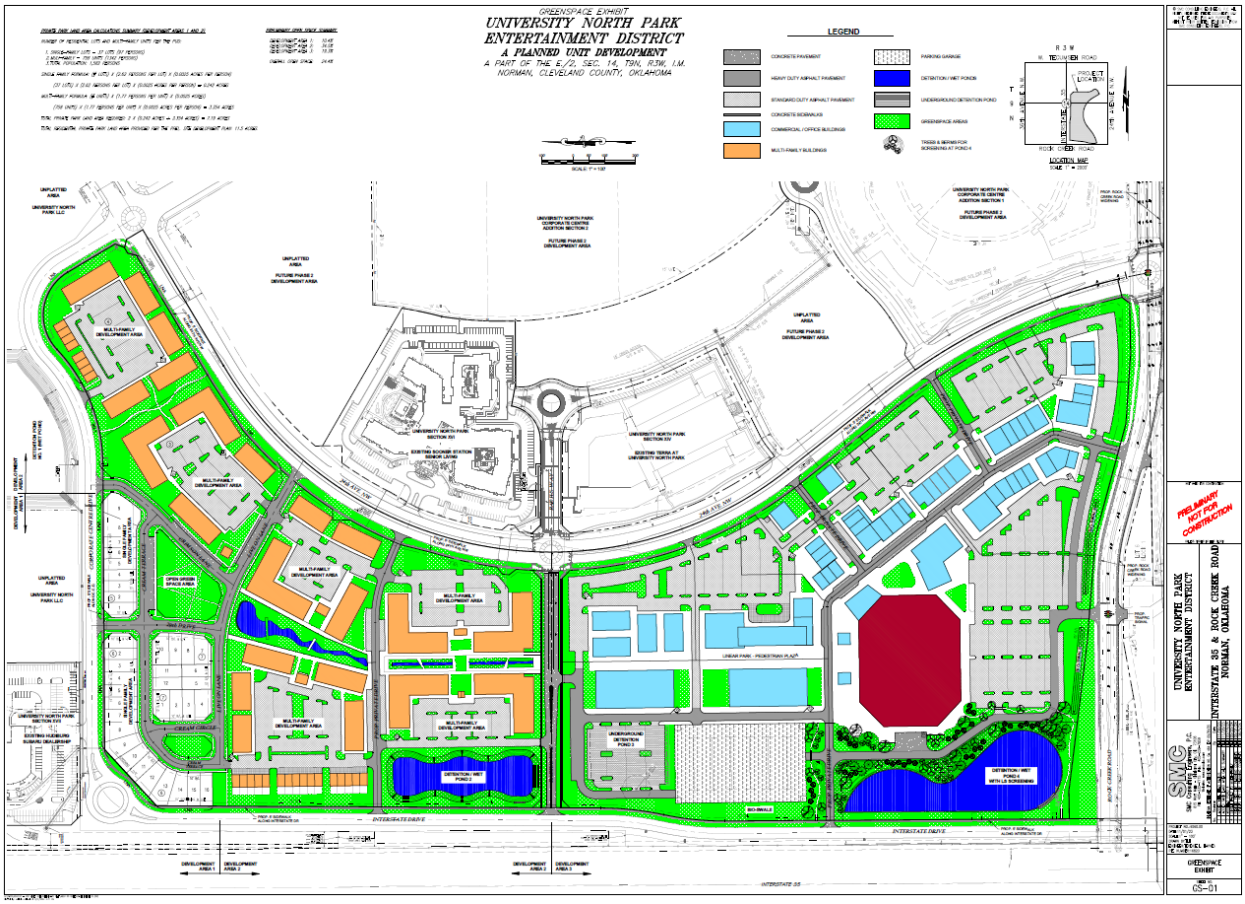


EXHIBIT F

Development Signage Allowances

In addition to all signage allowances enumerated in the City of Norman Signage Code, as may be amended from time to time, the following signage allowances shall be applicable to the development of the Property:

1. **Development Area 3 Main Message Center** – Development Area 3 may feature a large message center to enhance, identity, advertise, and otherwise support the Multi-Purpose Event Venue to be located within Development Area 3 (the "**Main Message Center**"). The Main Message Center may be freestanding or attached to a building. The Main Message Center sign may be a maximum of 750 square feet of signage. The Main Message Center may be an electronic or digital sign.
2. **Development Area 3 Entrance Signs** – Development Area 3 may feature up to seven entrance identification signs advertising the entrances to Development Area 3, and any buildings, tenants, users, or destinations located therein. Each such Development Area 3 Entrance Sign may be a maximum of 300 square feet per side.
3. **Development Area 2 Entrance Signs** – Development Area 2 may feature up to five entrance identification signs advertising the entrances to Development Area 2, and any buildings, tenants, users, or destinations located therein. Each such Development Area 2 Entrance Sign may be a maximum of 300 square feet per side.
4. **Development Area 1 Entrance Signs** – Development Area 1 may feature up to five entrance identification signs advertising the entrances to Development Area 1. Each such Development Area 1 Entrance Sign may be a maximum of 100 square feet per side.
5. **Major Directional Signs** – Up to ten Major Directional Signs shall be allowed within the Property indicating directions to the different locations, services, offices, areas, or entrances contained within the Property. The Major Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the entrances, parking locations, retail districts, entertainment districts, and various other locations within the Property. Each Major Directional Sign may be a maximum of 200 square feet per side.
6. **Minor Directional Signs** – Up to fifteen Minor Directional Signs shall be allowed within the Property indicating directions to the different locations, services, offices, areas, or entrances contained within the Property. The Minor Directional Signs are intended to be ancillary and supplementary to the Major Development Signs, with each Minor Directional Sign indicating directions to a single location or destination, such as directions to entrances, parking locations, retail districts, entertainment districts, and various other locations within the Property. Each Minor Directional Sign may be a maximum of 100 square feet per side.
7. **Service Directional Signs** – Service Directional Signs may be installed at each service entry and exit location within the Property to direct service, delivery, drop off, and similar traffic along the correct route. Each Service Directional Sign may be a maximum of 50 square feet per side.
8. **Major Façade Signs** – There shall be no maximum signage limitations for façade signs located on the Multi-Purpose Event Venue to be located within Development Area 3 or on

any building constructed on a lot within Development Area 3 that shares a property line with the lot containing the Multi-Purpose Event Venue. Portions of Major Façade Signs may extend above the roof line of the buildings. For clarity, the Major Façade Signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.

9. **Minor Façade Signs** – Buildings located within Development Area 3 that do not qualify for Major Façade Signs, as enumerated above, and buildings located within Development Area 2, may feature up to five Minor Façade Signs per building. Each Minor Façade Sign may be a maximum of 500 square feet and portions of each Minor Façade Sign may extend above the roof line of the building. For clarity, the Minor Façade Signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.
10. **Outdoor Plaza** – This PUD desires to create a vibrant and animated entertainment area within Development Area 3, with dynamic and creative signage, lighting, and other associated entertainment elements. Therefore, the following will all be permissible within the designated entertainment plazas and associated outdoor entertainment areas:
    a. Plaza Tower Signs: Signs that consist of free-standing multisided structures.
    b. Supergraphic Signs: Signs which consist of an image, with or without written text, which is applied to and made integral with a wall, projected onto a wall, illuminated by LED or other pixilated lighting where permitted, or printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.
    c. Large-Scale Architectural Lighting: Lighting elements placed on a significant portion of a building's facade to highlight or accentuate vertical, horizontal, or other elements of the structure's architecture.
    d. Electronic Message Display Sign: Signs that display still images, scrolling images or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.
    e. Sponsorship Signs: Signs which identify or promote a facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person, institution, or sponsor of any of the foregoing, which is conducted, sold, manufactured, produced, exhibited, displayed, promoted, presented, broadcast, televised, offered or occurring within Development Area 3, including any incidental facility, use, business, product, service, profession, commodity, activity, exhibition, display, promotion, presentation, event, person or institution. Such signs may be permanent or temporary in nature.

f. Aerial View Signs: Sign that are applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky. An Aerial View Sign shall not be visible from any adjacent public right-of-way.
g. Architectural Ledge Signs: Signs with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection. The signs may not be on top of a roof.
h. Animated Sign: Signs that contain images, parts, or illumination which flash, change, move, stream, scroll, blink or otherwise incorporate motion.

11. **Illumination** – All of the signage discussed in this exhibit may be backlit or otherwise illuminated with LED or similar lighting.
12. **Banner Signage** – Banners, flag signs, and other similar decorative signage may be displayed on the Property. Banners may be attached to private light poles or to the buildings to advertise the Property, holidays, events within the Property, the University of Oklahoma, the City of Norman, or other similar instances or community organizations.
13. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
14. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.
15. **Height** – Due to the proximity of the Property to the Max Westheimer Airport, the maximum signage height within the Property shall be governed by the maximum height allowable under applicable state and federal regulations, including, but not limited to, those prescribed by the Federal Aviation Administration and the Oklahoma Department of Aerospace and Aeronautics.
16. **Safety –** All signage discussed within this exhibit shall be constructed, located, and displayed in accordance with prevailing industry standards of care and practices for signage of such type and comparable entertainment districts in order to ensure such signage does not pose a safety hinderance to drivers or pedestrians.

EXHIBIT G

Preliminary Phasing Plan

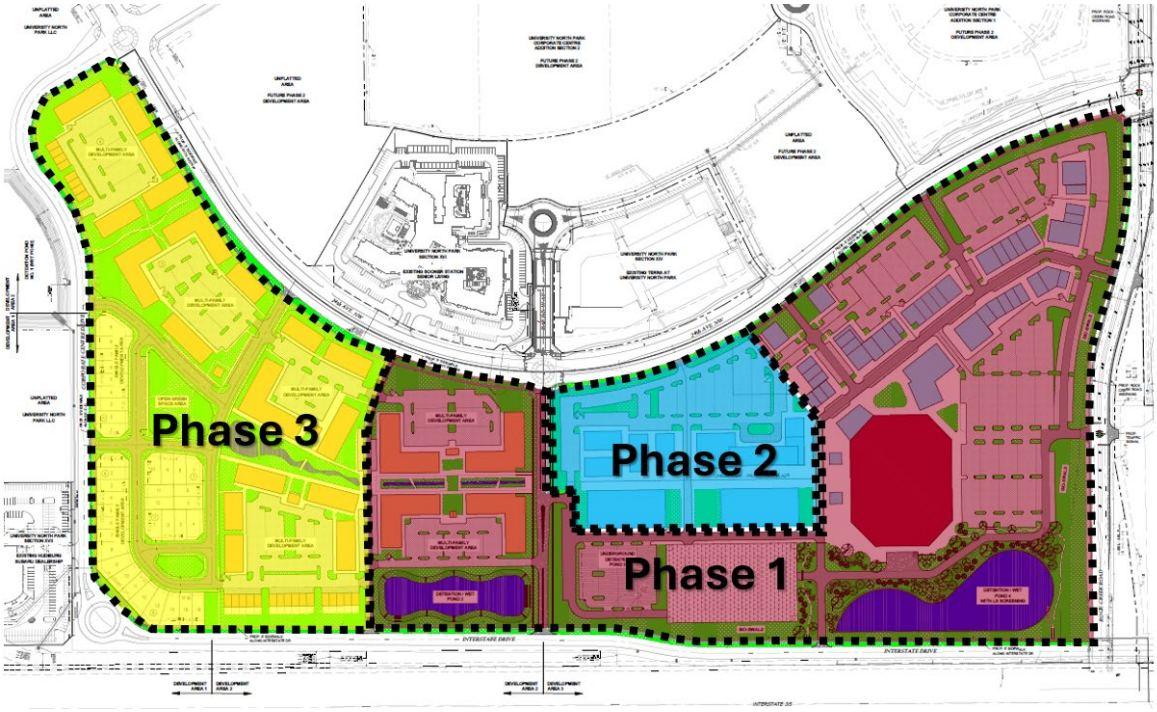
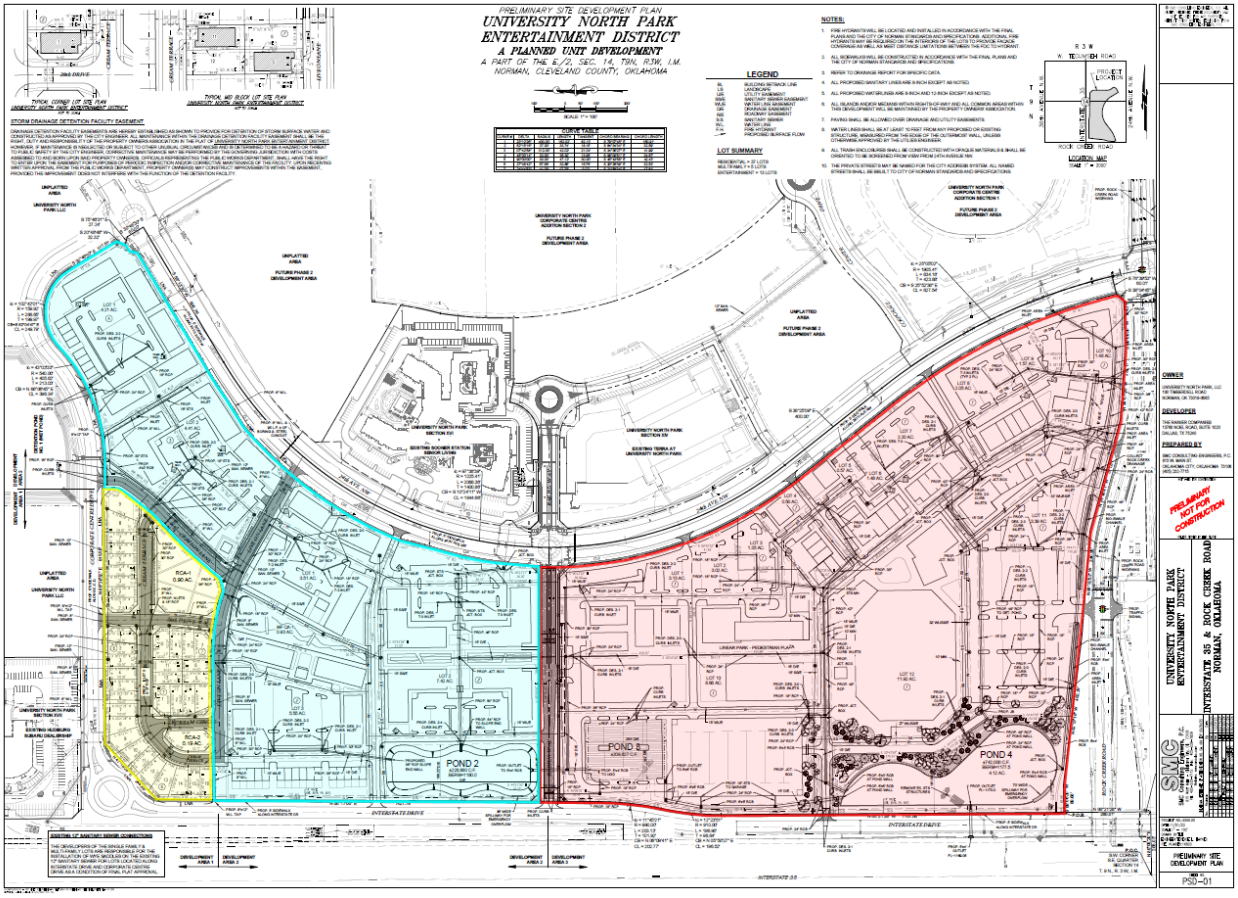


EXHIBIT H

Depiction of Development Areas

Full Size Documents Submitted to City Staff

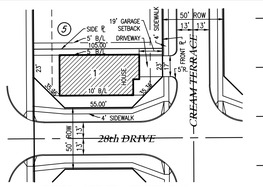


PRELIMINARY SITE DEVELOPMENT PLAN

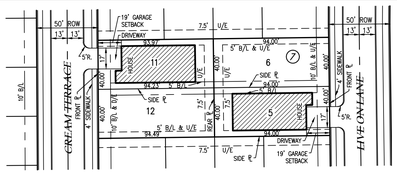
UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

A PLANNED UNIT DEVELOPMENT

A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



TYPICAL CORNER LOT SITE PLAN
UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT
NOT TO SCALE



TYPICAL MID BLOCK LOT SITE PLAN
UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT
NOT TO SCALE

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SCALE: 1" = 100'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	23°12'26"	400.00'	162.02'	82.13'	S 79°07'45" E	160.91'
2	52°15'16"	37.00'	33.74'	18.15'	S 64°34'34" E	32.59'
3	07°42'58"	312.00'	42.02'	21.04'	S 34°35'27" E	41.99'
4	45°20'14"	32.00'	25.32'	13.36'	S 08°03'51" E	24.67'
5	90°00'00"	30.00'	47.12'	30.00'	S 45°43'58" E	42.43'
6	27°48'42"	67.68'	32.85'	16.76'	S 20°26'39" E	32.53'
7	24°44'53"	41.09'	17.75'	9.02'	S 21°56'34" E	17.61'

LOT SUMMARY

RESIDENTIAL = 37 LOTS
MULTIFAMILY = 5 LOTS
ENTERTAINMENT = 13 LOTS

LEGEND

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
WL/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
	PROPOSED SURFACE FLOW

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
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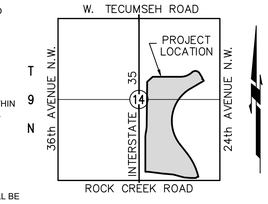
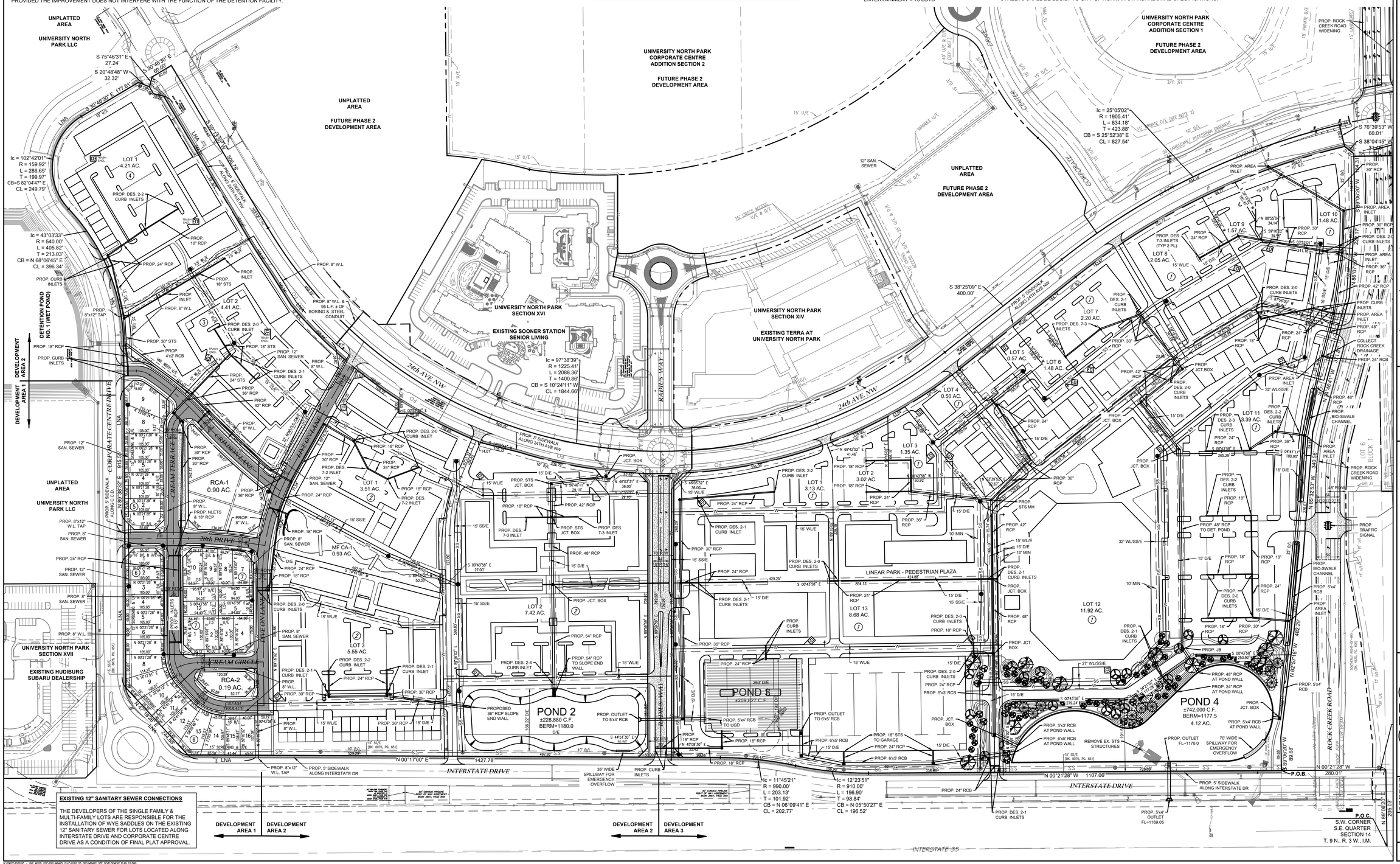
8. WATER LINES SHALL BE AT LEAST 10 FEET FROM ANY PROPOSED OR EXISTING STRUCTURE, MEASURED FROM THE EDGE OF THE OUTERMOST WALL; UNLESS OTHERWISE APPROVED BY THE UTILIES ENGINEER.
9. ALL TRASH ENCLOSURES SHALL BE CONSTRUCTED WITH OPAQUE MATERIALS & SHALL BE ORIENTED TO BE SCREENED FROM VIEW FROM 24TH AVENUE NW.
10. THE PRIVATE STREETS MAY BE NAMED FOR THE CITY ADDRESS SYSTEM. ALL NAMED STREETS SHALL BE BBUILT TO CITY OF NORMAN STANDARDS AND SPECIFICATIONS.



LOCATION MAP
SCALE: 1" = 2000'



EXISTING 12" SANITARY SEWER CONNECTIONS

THE DEVELOPERS OF THE SINGLE FAMILY & MULTI-FAMILY LOTS ARE RESPONSIBLE FOR THE INSTALLATION OF WYE SADDLES ON THE EXISTING 12" SANITARY SEWER FOR LOTS LOCATED ALONG INTERSTATE DRIVE AND CORPORATE CENTRE DRIVE AS A CONDITION OF FINAL PLAT APPROVAL.

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OWNER
UNIVERSITY NORTH PARK, LLC
100 TIMBERDELL ROAD
NORMAN, OK 73019-0685

DEVELOPER
THE RAINIER COMPANIES
13760 NOEL ROAD, SUITE 1020
DALLAS, TX 75240

PREPARED BY
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

INTERSTATE 35 & ROCK CREEK ROAD NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
315 W. Gray, Suite B
Norman, OK 73069
Ph: 405 - 232 - 7715 Fax: 405 - 232 - 7836
Website: www.smcokc.com
CA-1463(N. EXPIRES 6-30-24) CERT. OF AUTHORIZATION No. CA- 4451 EXP. 06/30/25

No.	Revision	By	Date
1	REVISED PER CITY COMMENTS	TLH	11/28/23
2	REVISED PER CITY PLANNING COMMENTS	TLH	12/14/23
3	REVISED PER CITY PLANNING COMMENTS	TLH	12/20/23
4	REVISED PER CITY PLANNING COMMENTS	TLH	01/02/24
5	REVISED PER CITY PLANNING COMMENTS	TLH	01/08/24

PROJECT NO.: 6560.00
DATE: 11/01/23
SCALE: 1" = 100'
DRAWN BY: TLH
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

PRELIMINARY SITE DEVELOPMENT PLAN

SHEET NO.
PSD-01

H:\SMC\6560.00 - UNP MIXED USE\PRELIMINARY PLAT\6560 00 PRELIMINARY SITE DEVELOPMENT PLAN 01.DWG
Plotted by: Jordan Johnson @ 4/7/2024 4:51 PM

PRELIMINARY SITE DEVELOPMENT PLAN

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

A PLANNED UNIT DEVELOPMENT

A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.
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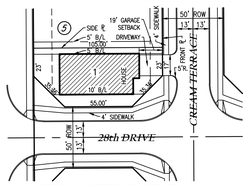

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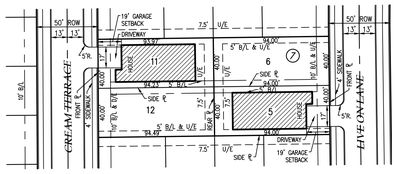

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LEGEND

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U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
WL/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
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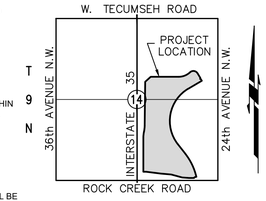
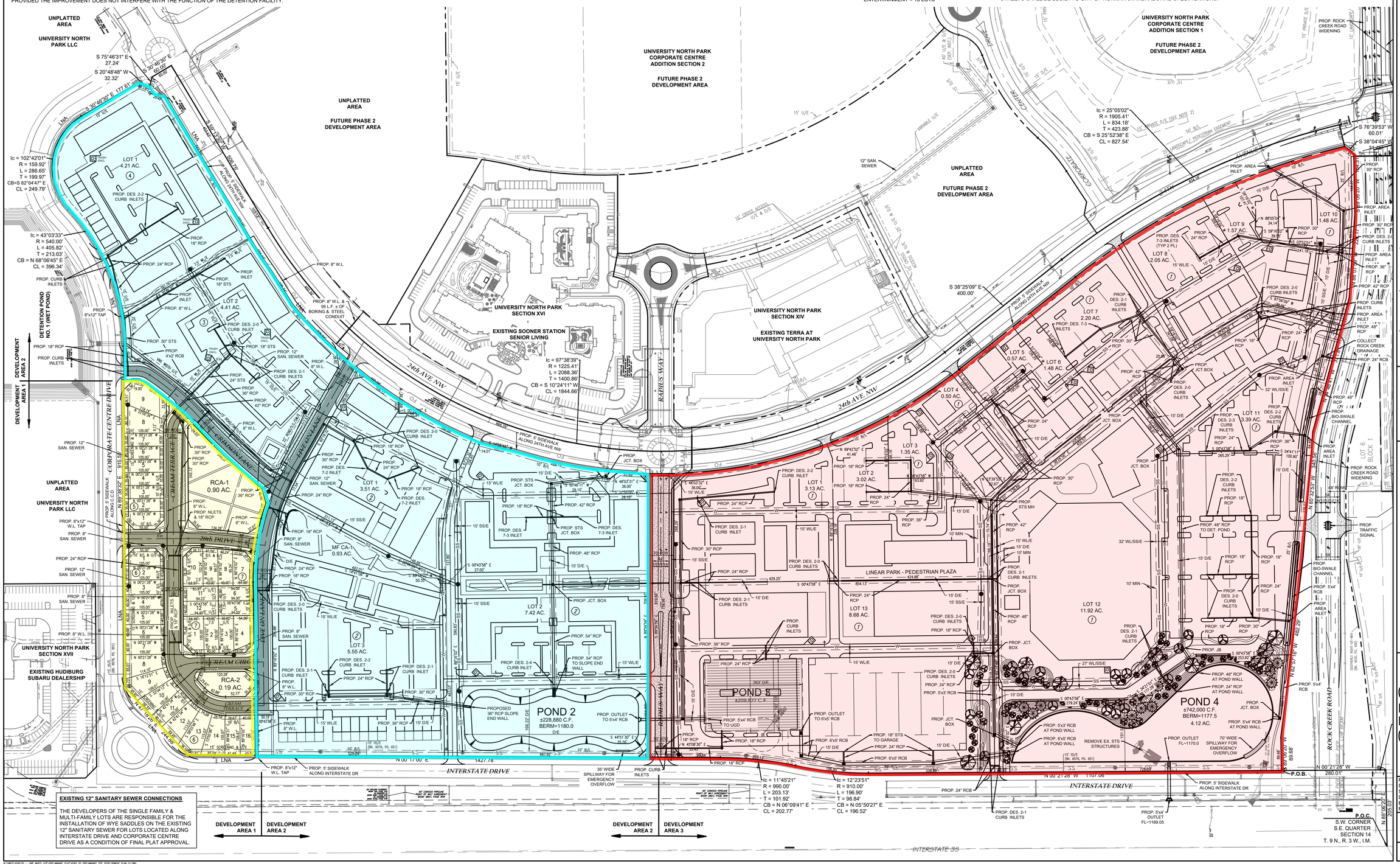


LOCATION MAP
SCALE: 1" = 2000'


UNPLATTED AREA
UNIVERSITY NORTH PARK LLC
UNIVERSITY NORTH PARK CORPORATE CENTRE ADDITION SECTION 2
FUTURE PHASE 2 DEVELOPMENT AREA
UNIVERSITY NORTH PARK CORPORATE CENTRE ADDITION SECTION 1
UNIVERSITY NORTH PARK SECTION XVI
EXISTING SOONER STATION SENIOR LIVING
UNIVERSITY NORTH PARK SECTION XIV
EXISTING TERRA AT UNIVERSITY NORTH PARK
UNIVERSITY NORTH PARK SECTION XVII
EXISTING HUDIBURG SUBARU DEALERSHIP
DETENTION POND NO. 1 (WET POND)
DEVELOPMENT AREA 1
DEVELOPMENT AREA 2
DEVELOPMENT AREA 3
LOT 1 4.21 AC.
LOT 2 4.41 AC.
LOT 1 3.51 AC.
LOT 2 7.42 AC.
LOT 3 5.55 AC.
RCA-1 0.90 AC.
RCA-2 0.19 AC.
MF CA-1 0.93 AC.
POND 2 ±228,880 C.F. BERM=1180.0
POND 4 ±742,000 C.F. BERM=1177.5 4.12 AC.
LOT 1 3.13 AC.
LOT 2 3.02 AC.
LOT 3 1.35 AC.
LOT 4 0.50 AC.
LOT 5 0.57 AC.
LOT 6 1.46 AC.
LOT 7 2.20 AC.
LOT 8 2.05 AC.
LOT 9 1.57 AC.
LOT 10 1.48 AC.
LOT 11 3.39 AC.
LOT 12 11.92 AC.
LOT 13 8.68 AC.
LINEAR PARK - PEDESTRIAN PLAZA
24th AVE. NW
INTERSTATE DRIVE
INTERSTATE 35
ROCK CREEK ROAD
CORPORATE CENTRE DRIVE
CREAM TERRACE
28th DRIVE
LIVE OAK LANE
CONGRESS AVE.
RADISSON AVE.
PROP. 5' SIDEWALK ALONG INTERSTATE DR
PROP. 5' SIDEWALK ALONG 24TH AVE NW
PROP. 8" W.L.
PROP. 8"x12" TAP
PROP. 12" SAN. SEWER
PROP. 8" SAN. SEWER
PROP. 8"x12" W.L. TAP
PROP. 24" RCP
PROP. 18" RCP
PROP. 30" RCP
PROP. 42" RCP
PROP. 48" RCP
PROP. 54" RCP
PROP. 36" RCP
PROP. 5'x4' RCB
PROP. 6'x5' RCB
PROP. 5'x3' RCB
PROP. 18" STS
PROP. 30" STS
PROP. 24" STS
PROP. 36" STS
PROP. 12" SAN. SEWER
PROP. 8" W.L.
PROP. 8" SAN. SEWER
PROP. 24" RCP
PROP. 18" RCP
PROP. 30" RCP
PROP. 42" RCP
PROP. 48" RCP
PROP. 54" RCP
PROP. 54" RCP TO SLOPE END WALL
PROPOSED 36" RCP SLOPE END WALL
PROP. OUTLET TO 5'x4' RCB
PROP. OUTLET TO 6'x5' RCB
PROP. OUTLET TO UGD
PROP. 18" STS TO GARAGE
PROP. 48" RCP AT POND WALL
PROP. 24" RCP AT POND WALL
PROP. 5'x3' RCB AT POND WALL
PROP. 6'x5' RCB AT POND WALL
REMOVE EX. STS STRUCTURES
70' WIDE SPILLWAY FOR EMERGENCY OVERFLOW
PROP. OUTLET FL=1170.0
PROP. 5'x4' OUTLET FL=1169.05
PROP. 5' SIDEWALK ALONG INTERSTATE DR
PROP. ROCK CREEK ROAD WIDENING
PROP. BIO-SWALE CHANNEL
PROP. TRAFFIC SIGNAL
COLLECT ROCK CREEK DRAINAGE
P.O.B.
P.O.C. S.W. CORNER S.E. QUARTER SECTION 14 T. 9 N., R. 3 W., I.M.
N 00°21'28" W 280.01'
N 00°17'00" E 1427.76'
N 00°21'28" W 1107.06'
N 89°06'20" E 205.03'
S 89°06'20" W 89.68'
N 89°38'32" E 915.56'
S 76°39'53" W 60.01'
S 38°04'45" W 34.14'
S 38°25'09" E 400.00'
S 75°46'31" E 27.24'
S 20°48'48" W 32.32'
S 39°46'30" E 177.81'
S 39°46'30" E 60.00'
S 89°38'32" E 60.00'
S 89°38'32" E 60.00'
S 89°38'32

GREENSPACE EXHIBIT

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

A PLANNED UNIT DEVELOPMENT

A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

PRIVATE PARK LAND AREA CALCULATIONS SUMMARY (DEVELOPMENT AREAS 1 AND 2)

NUMBER OF RESIDENTIAL LOTS AND MULTI-FAMILY UNITS PER THE PUD:

1. SINGLE-FAMILY LOTS – 37 LOTS (97 PERSONS)
2. MULI-FAMILY – 758 UNITS (1,342 PERSONS)
3. TOTAL POPULATION: 1,582 PERSONS

SINGLE FAMILY FORMULA: (# LOTS) X (2.62 PERSONS PER LOT) X (0.0025 ACRES PER PERSON)

(37 LOTS) X (2.62 PERSONS PER LOT) X (0.0025 ACRES PER PERSON) = 0.242 ACRES

MULTI-FAMILY FORMULA: (# UNITS) X (1.77 PERSONS PER UNIT) X (0.0025 ACRES)

(758 UNITS) X (1.77 PERSONS PER UNIT) X (0.0025 ACRES PER PERSON) = 3.354 ACRES

TOTAL PRIVATE PARK LAND AREA REQUIRED: 2 X (0.242 ACRES + 3.354 ACRES) = 7.19 ACRES

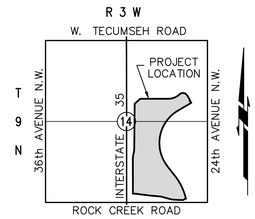
TOTAL RESIDENTIAL PRIVATE PARK LAND AREA PROVIDED PER THE PREL. SITE DEVELOPMENT PLAN: 11.5 ACRES.

PRELIMINARY OPEN SPACE SUMMARY

DEVELOPMENT AREA 1:	10.4%
DEVELOPMENT AREA 2:	34.5%
DEVELOPMENT AREA 3:	19.3%
OVERALL OPEN SPACE:	24.4%

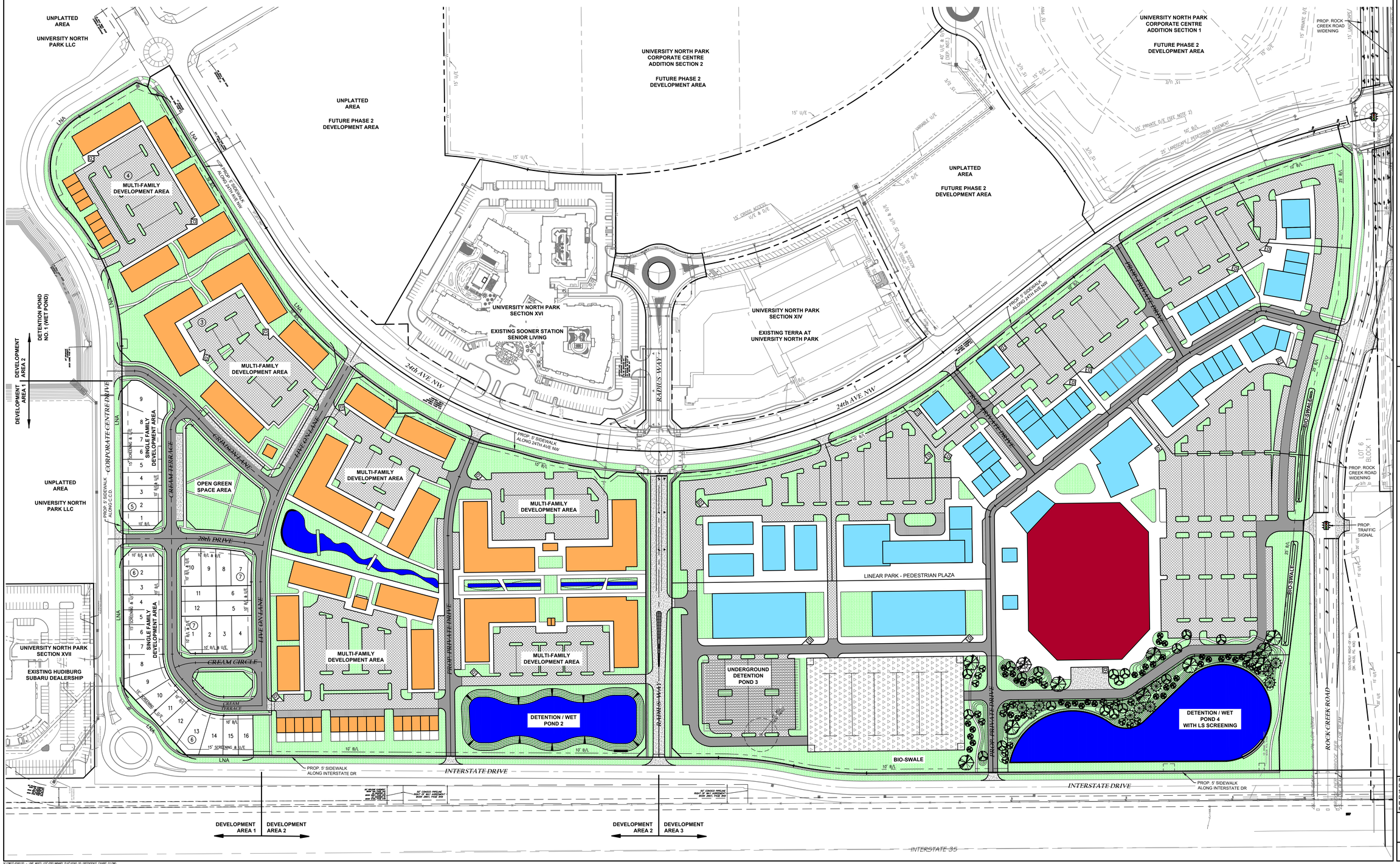
LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- COMMERCIAL / OFFICE BUILDINGS
- MULTI-FAMILY BUILDINGS
- PARKING GARAGE
- DETENTION / WET PONDS
- UNDERGROUND DETENTION POND
- GREENSPACE AREAS
- TREES & BERMS FOR SCREENING AT POND 4



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 100'



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NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

INTERSTATE 35 & ROCK CREEK ROAD NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
315 W. Gray, Norman, OK 73069
PH: 405-329-7115 Fax: 405-329-7559
Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA, exp. Jan. 06/30/25

No.	Revision	By	Date
1	ADDED WELL HEAD BUFFERS	TLH	11/09/23
2	ADDED POND #4 & PARK CALC SUMMARY	TLH	11/17/23
3	ADDED POND #4 & PARK CALC SUMMARY	TLH	11/17/23
4	SINGLE FAMILY TO MULTI-FAMILY	TLH	12/27/23
5	SINGLE FAMILY TO MULTI-FAMILY	TLH	12/27/23
6	REVISED PER CITY PLANNING COMMENTS	TLH	05/24/24

PROJECT NO.: 6560.00
DATE: 11/01/23
SCALE: 1" = 100'
DRAWN BY: TLH
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

GREENSPACE EXHIBIT

SHEET NO.
GS–01

Staff Recommendation for
University North Park Entertainment District Addition PUD

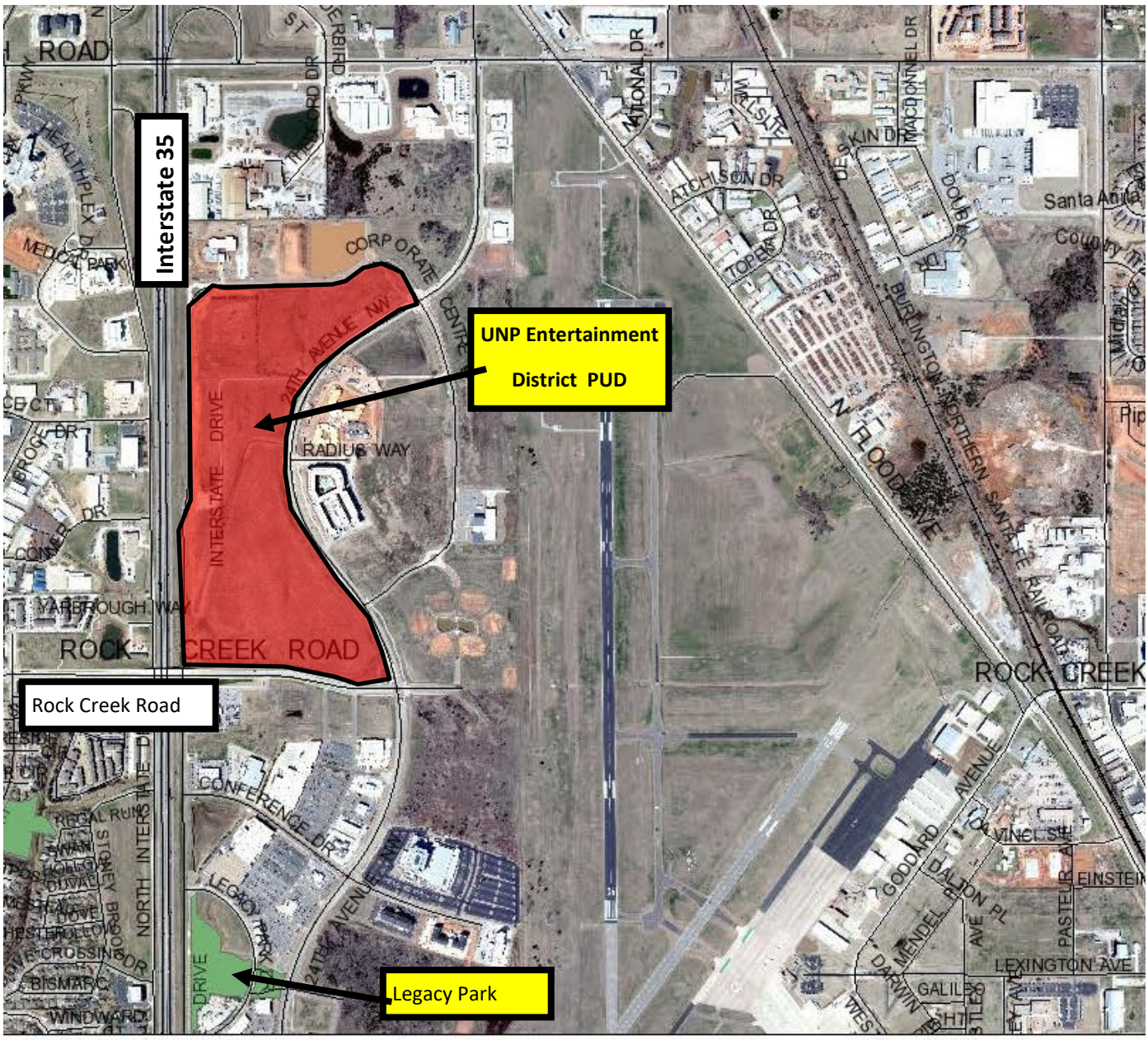
University North Park Entertainment District (UNPED) Addition PUD is located in a part of Section 14, Township 9 North, Range 3 West of the Indian Meridian and is located north of Rock Creek Road, between Intestate-35 and 24th Avenue NW—extending over half a mile north of Rock Creek. The UNPED PUD is located directly north of the existing commercial shopping developments in this same strip of land between I-35 and 24th Avenue (see map).

This preliminary plat includes a large sports arena and many associated commercial developments in the southern half of the property. The northern half (north of Radius Way) includes a mix of residential uses, with a total of 97 single-family lots and 750 units of multifamily housing. At this density, the addition would generate a public parkland dedication requirement of 3.9541 acres. A private park development would be twice the public amount, or 7.9082 acres. When completed, the Addition will generate $63,525 in Neighborhood Park Development Fees, and the same amount in Community Park Development Fees. A private park decision would only collect the Community Park Fees.

The developer would like to pursue a private park decision, and to that effect has asked the city to consider only the open space available throughout the residential northern half of the development to satisfy this requirement. These spaces total 7.94 acres, and include the open area around the neighborhood clubhouse property (not the indoor space, nor the pool—which cannot be counted, as-per the Park Land Dedication Ordinance), as well as land shown as open/green in several large traffic islands, un-developed odd-shaped lots, easements and walking space around the proposed ponds. The letter of proposal from the developer includes a description of the park-like features they propose in these areas. Most of these will be walking trails, landscaped seating areas, and picnicking spaces, besides the aforementioned clubhouse block and usable land around that amenity. They also include in their letter a description of the open space included in the southern half of the development, which includes an additional 9.1 acres of green space. Most of that space is landscape areas, but it is proposed to also include shaded seating, walking paths (around ponds and connecting the different use zones) and outdoor urban-style festival spaces around the arena. Again, the private park proposal is only counting the park-like spaces in the norther half; however, the entire plat is being considered for development, so any additional green/recreational outdoor space may be considered as a way to satisfy the ordinance. Ultimately, there will be approximately 17 acres of such space in the plat, as a whole. Indoor spaces like the residential clubhouse and the entertainment arena itself are not included.

Together, the private parkland areas will equal more than double the amount of public parkland that would be required for this addition. Additionally, the developer has committed to making park-like improvements in the private parkland in the north half of UNPED. The southern half will include the open spaces indicated in the letter, along with other urban/commercial land spaces that can be staged up for outdoor entertainment and festival or special event space, depending on what final development looks like. The layout of the PUD is intended to be a walkable area for the residents living at UNPED to be able to travel from their homes to the free recreation spaces as well as the commercial entertainment areas.

Staff is in favor of a private park decision for the University North Park Entertainment District Addition PUD, provided that a combination of active and passive space is included in the planning of the private parkland.



Location Map

UNP Entertainment District PUD

12-6-23

University North Park Entertainment District
Private Park Land Area Calculation Summary
For the Single Family & Multi-Family Areas
December 1, 2023

Residential Open Space (Development Areas 1 and 2 | Single- and Multi-Family Areas)

The residential open space is intended to utilize functional outdoor spaces that will offer a wide range of uses that will enhance amenities. and create an interconnected neighborhood. The centralized open spaces will include trails, sidewalks, benches, and other pedestrian amenities, along with areas for passive seating and gathering in lawns and shaded seating areas. Water features, such as the amenity areas between the multi-family buildings, will include fountains to circulate standing water. The open space around the amenity areas and in the pocket parks will similarly include areas of respite, garden areas focusing on landscaping and seasonal color, and flexible areas for active or passive use. Additionally, a trail will circle the detention ponds and connect to the residential areas. Buffer areas will use landscape, berms, and planting areas to soften the edges of the street, provide separation between the street and sidewalks, and buffer ground floor units from the street. All streets will include sidewalks that connect the residential area to the larger district. Trees will be planted as formal and regular street planting and in clusters to create a naturalistic feel within the open space areas to enhance pedestrian comfort and shade people spaces and parking areas.

Residential Open Space Calculations:

Park Land Calculation Formula: (No. of lots or units) x (People per lot or unit; based on housing type) x (.0025 acres; OR 1 acre per 2500 people)

Per the City of Norman Municipal Code Article 30-704(d), the developer may choose to dedicate land for park or open space to a private property owners association. Twice (2 x) the amount of land determined by subsections (a) and (b) of Article 704-30 shall be reserved.

Number of residential lots and multi-family units per the PUD:

1. Single-family lots – 97 lots (254 persons)
2. Muli-family – 750 Units (1328 persons)
3. Total Population: 1,582 persons

Single Family Formula: (# Lots) x (2.62 persons per lot) x (0.0025 acres per person)

(97 lots) x (2.62 persons per lot) x (0.0025 acres per person) = 0.635 acres

Multi-family Formula: (# Units) x (1.77 persons per unit) x (0.0025 acres)

(750 units) x (1.77 persons per unit) x (0.0025 acres per person) = 3.319 acres

Total Private Park Land Area Required: 2 x (0.635 acres + 3.319 acres) = **7.90 acres**

Total Residential Private Park Land Area provided per the Prel. Site Development Plan: 7.94 acres.

Entertainment District Open Space (Development Area 3)

Open space in the Entertainment District will be appropriate for a high foot traffic, mixed-use district. As such the open space areas in plazas and active zones will be designed to accommodate a wide range of activities. These spaces will be flexible, designed with shade trees, seating walls and areas, lighting, and staging areas. On the private drives, smaller planting areas will include opportunities for seasonal color, native and adapted plantings, and other low-scale plants that soften the street space, create a buffer between the street and sidewalk, and delineate pedestrian crossing areas. Similar to the residential area, the buffer areas offer a change to soften the neighborhood and provide shaded pedestrian connectivity. Finally, the detention pond will be an area to include trails, benches, shaded seating areas and a defined trail loop that connects to the larger pedestrian network of the district.

Approximate Entertainment District Open Space area provided per the Preliminary Site Development Plan: 9.1+ acres.

Conclusion

The Park Land Area, as presented on the University North Park Entertainment District Preliminary Plat and Preliminary Site Development Plan, complies with the Private Park Land Area Requirements as set forth in City of Norman Municipal Code Article 30-VII – Public Park Land Dedication.

Detailed area calculations are available upon written request at SMC Consulting Engineers, P.C., 815 West Main Street, Oklahoma City, OK 73106.

SMC Consulting Engineers, P.C.

Terence L. Haynes, P.E.
President, Principal Civil Engineer

City of Norman Predevelopment **November 30, 2023**

Applicant: University North Park

Project Location: West of 24th Avenue NW between Rock Creek Road and Corporate Center Drive

Case Number: PD 23-39

Time: 6:00 p.m.

Applicant Representative:
Sean Rieger, Applicant representative

Attendees:
Shawn Easton
Erika Miller
Melissa Peterson
Christopher Firch
Jordan Brown
Steve Ellis
Adam Ross
Patrick Schraak
Marcus Bowman
Keith Peters
Terry Haynes
BJ Hawkins
Cynthia Rogers
Brad Shipman
Jason Parks
David Floyd
Paul Wilson
Lee Hall
Brian Elis
Jennifer Rule
Olivia McCourny- Reporter
Karoline Leonard- Reporter
Jeff Elkins- Reporter
Britny C.- Reporter
Mayor Larry Heikkila
Planning Commissioner Erika Bird
Council Member Stephen Holman
Council Member Helen Grant
Council Member Lauren Schueler
Council Member Bree Montoya
Juliet Butler
Dorothy Coker

City Staff:
Jane Hudson, Planning and Community Development Director

Scott Sturtz, City Engineer
David Riesland, Transportation Engineer
Kathryn Walker, City Attorney
Melissa Navarro, Planner II
Whitney Kline, Admin Tech III

Application Summary:
A request for rezoning from PUD, to PUD Planned Unit Development to facilitate a mixed-use development.

Neighbor's Comments/Concerns/Responses:
The applicant explained the rezoning process and details of the entertainment district project to attendees. An attendee asked who the developer was for this project. Applicant explained they are still working on the rezoning process and do not have a developer yet. An attendee asked about the Traffic Plan. The project's traffic engineer consultant explained more details. Another concern of attendees was parking. The applicant explained there will be a parking garage to limit surface parking and incentivize pedestrian walkability. An attendee asked about the distance to the Max Westheimer Airport. The applicant confirmed the development is a safe distance from the airport. Attendees asked about financing and timeframe details; the applicant needs to verify information on these topics and mentioned they are focusing on the rezoning process.

Whitney Kline

From: Rone Tromble
Sent: Thursday, June 6, 2024 8:33 AM
To: 'James Wilkins'
Cc: Jane Hudson; Lora Hoggatt; Whitney Kline
Subject: RE: UNP Arena and Entertainment District

Thank you for your email. We will make sure the Planning Commission receives this with any other supports we may receive prior to the meeting on June 13.

Roné N. Tromble, Admin. Tech. IV
Planning & Community Development
City of Norman
DEVELOPMENT CENTER
225 N. Webster
(405) 307-7112

From: James Wilkins <jamescwilkins@gmail.com>
Sent: Wednesday, June 05, 2024 7:08 PM
To: Rone Tromble <Rone.Tromble@NormanOK.gov>
Subject: EXTERNAL EMAIL : UNP Arena and Entertainment District

Please forward to the Planning Commission members, as their email addresses are not available via the city website.

This citizen and taxpayer fully supports the proposed OU Basketball Arena and Entertainment District proposed in the UNP District.

As we move into the SEC the City of Norman needs to grow to meet the demands of the future market. This requires foresight from our city leaders who want to move our city forward rather than freeze it in the state of decay we are currently experiencing.

I urge you to approve the UNP Entertainment District and OU Basketball Arena.

Regards,

James C. Wilkins

File Attachments for Item:

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: University North Park, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY UNIVERSITY NORTH PARK, L.L.C. FOR UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 90 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF I-35 BETWEEN CORPORATE CENTER DRIVE AND ROCK CREEK ROAD.

ITEM: Consideration of a Preliminary Plat for **UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT**.

LOCATION: Located at the northwest corner of the intersection of 24th Avenue N.W. and West Rock Creek Road.

INFORMATION:

1. Owners. University North Park, LLC.
2. Developer. The Rainer Companies.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1244 annexing a portion of this property into Norman Corporate City limits without zoning.
2. August 23, 1960. City Council adopted Ordinance No. 1245 annexing a portion of this property into the Norman Corporate City limits without zoning.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing a portion of this property in the A-2, Rural Agricultural District.

4. October 18, 1961. City Council adopted Ordinance No. 1313 annexing the remainder of this property in the Norman Corporate City limits without zoning.

5. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.

6. January 23, 1962. City Council adopted Ordinance No. 1339 placing the remainder of this property in the A-2, Rural Agricultural District.

7. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.

8. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

9. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.

10. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1, Light Industrial District and A-2, Rural Agricultural District.

11. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.

12. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.

13. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development, and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.

14. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.

15. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.

16. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13, amending the Planned Unit Development Narrative and Site Development Plan for University North Park Addition, a Planned Unit Development.

17. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.

18. December 12, 2006. City Council approved Ordinance No. O-0607-13 amending the Planned Unit Development Narrative and Site Development Plan and approved the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
19. May 9, 2024. The applicant has made a request to place this property in the PUD, Planned Unit Development and removed from PUD, Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Fire Department.

2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

4. Sidewalks. Sidewalks will be installed in accordance with approved plans and City sidewalk standards. Sidewalks will be installed adjacent to proposed public and private streets.

5. Storm Sewers. This development will drain into 2 different watersheds: Brookhaven Creek and the Little River basins. Stormwater runoff will be managed by a combination of storm sewer, detention ponds, and Low Impact Development (LID) systems. Two (2) new surface retention ponds and 1 underground detention system will be constructed east of the I-35 frontage road in accordance with City standards. An existing detention pond north of Corporate Centre Drive will also be utilized. Bioswales, open spaces, and other LID systems will be constructed throughout the development.

6. Streets. There are proposed public and private streets within the entertainment district and will be constructed in accordance with approved plans and City paving standards.

7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards. There is an existing 24” water main adjacent to 24th Avenue N.W., a 12” water main adjacent to Rock Creek Road, 12” water main adjacent to Interstate Drive and a 12” water main adjacent to Corporate Centre Drive.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.

2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, preliminary site development plan and letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 90.07 acres with 37 single-family lots, 5 multi-family lots and 13 entertainment lots. Staff recommends approval of the preliminary plat for University North Park Entertainment District, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for University North Park Entertainment District, a Planned Unit Development to City Council.

ACTION TAKEN:_____

PRELIMINARY PLAT

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

A PLANNED UNIT DEVELOPMENT

A PART OF THE E./2, SEC. 14, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGEND

BL	BUILDING SETBACK LINE
LS	LANDSCAPE
U/E	UTILITY EASEMENT
SS/E	SANITARY SEWER EASEMENT
WL/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
R/E	ROADWAY EASEMENT
S.S.	SANITARY SEWER
W.L.	WATER LINE
F.H.	FIRE HYDRANT
	PROPOSED SURFACE FLOW
LNA	LIMITS OF NO ACCESS
RCA	RESIDENTIAL COMMON AREA

100' 0 50' 100' 200'
SCALE: 1" = 100'

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S) OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 89°06'20" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 205.03 FEET;

THENCE NORTH 00°21'28" WEST A DISTANCE OF 280.01 FEET TO A POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE DRIVE AS ESTABLISHED IN BOOK 5288, PAGE 52 WITH THE NORTH RIGHT OF WAY LINE OF ROCK CREEK ROAD AS ESTABLISHED IN BOOK 4630, PAGE 406 AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE DRIVE, THE FOLLOWING FIVE (5) COURSES:

1. CONTINUING NORTH 00°21'28" WEST A DISTANCE OF 1,107.06 FEET TO A POINT OF CURVATURE;

2. NORTHERLY ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 05°50'27" EAST A DISTANCE OF 196.52 FEET) FOR AN ARC DISTANCE OF 196.90 FEET TO A POINT OF REVERSE CURVATURE;

3. NORTHERLY ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 06°09'41" EAST A DISTANCE OF 202.77 FEET) FOR AN ARC DISTANCE OF 203.13 FEET;

4. NORTH 00°17'00" EAST, A DISTANCE OF 1,427.78 FEET;

5. NORTH 47°18'26" EAST A DISTANCE OF 244.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORPORATE CENTER DRIVE AS ESTABLISHED BY SAID DOCUMENT RECORDED IN BOOK 5288, PAGE 52;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°38'32" EAST A DISTANCE OF 915.55 FEET TO A POINT OF CURVATURE;

2. EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 68°06'45" EAST A DISTANCE OF 396.34 FEET) FOR AN ARC DISTANCE OF 405.82 FEET TO A POINT OF REVERSE CURVATURE;

3. EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 159.92 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 82°04'47" EAST A DISTANCE OF 249.79 FEET) FOR AN ARC DISTANCE OF 286.65 FEET;

4. SOUTH 30°46'30" EAST, A DISTANCE OF 177.61 FEET;

5. SOUTH 20°48'48" WEST A DISTANCE OF 32.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 24TH AVENUE N.W. AS ESTABLISHED IN BOOK 2552, PAGE 472;

THENCE SOUTH 75°46'31" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 27.24 FEET;

THENCE SOUTH 30°46'30" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE CENTERLINE OF SAID 24TH AVENUE N.W.;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 59°13'30" WEST A DISTANCE OF 506.75 FEET TO A POINT OF CURVATURE;

2. SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,225.41 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°24'11" WEST A DISTANCE OF 1,844.66 FEET) FOR AN ARC DISTANCE OF 2,088.36 FEET;

3. SOUTH 38°25'09" EAST A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE;

4. SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,905.41 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°52'38" EAST A DISTANCE OF 827.54 FEET) FOR AN ARC DISTANCE OF 834.18 FEET;

SOUTH 76°39'53" WEST, A DISTANCE OF 60.01 FEET;

THENCE SOUTH 38°04'45" WEST A DISTANCE OF 31.45 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROCK CREEK ROAD AS ESTABLISHED IN BOOK 4630, PAGE 406;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°06'20" WEST A DISTANCE OF 164.31 FEET;

2. NORTH 86°07'59" WEST A DISTANCE OF 222.17 FEET;

3. NORTH 74°46'41" WEST A DISTANCE OF 371.81 FEET;

4. NORTH 85°32'53" WEST A DISTANCE OF 340.56 FEET;

5. NORTH 82°57'16" WEST A DISTANCE OF 482.29 FEET;

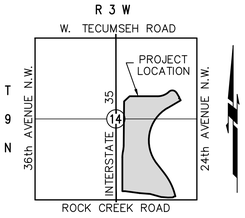
6. SOUTH 89°06'20" WEST A DISTANCE OF 89.68 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 3,923,449 SQUARE FEET OR 90.0700 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION WAS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83-SOUTH ZONE) USING A BEARING OF NORTH 89°06'20" EAST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN.

LOT SUMMARY

RESIDENTIAL = 37 LOTS
MULTIFAMILY = 5 LOTS
ENTERTAINMENT = 13 LOTS



LOCATION MAP
SCALE: 1" = 2000'

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FDC TO HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. ALL PROPOSED WATERLINES ARE 8-INCH AND 12-INCH EXCEPT AS NOTED.
6. ALL ISLANDS AND/OR MEDIANS WITHIN RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
7. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
8. WATER LINES SHALL BE AT LEAST 10 FEET FROM ANY PROPOSED OR EXISTING STRUCTURE, MEASURED FROM THE EDGE OF THE OUTERMOST WALL, UNLESS OTHERWISE APPROVED BY THE UTILIES ENGINEER.
9. ALL TRASH ENCLOSURES SHALL BE CONSTRUCTED WITH OPAQUE MATERIALS & SHALL BE ORIENTED TO BE SCREENED FROM VIEW FROM 24TH AVENUE NW.
10. THE PRIVATE STREETS MAY BE NAMED FOR THE CITY ADDRESS SYSTEM. ALL NAMED STREETS SHALL BE BUILT TO CITY OF NORMAN STANDARDS AND SPECIFICATIONS.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	23°12'26"	400.00'	162.02'	82.13'	S 79°07'45" E	160.91'
2	52°15'16"	37.00'	33.74'	18.15'	S 64°34'34" E	32.59'
3	07°42'58"	312.00'	42.02'	21.04'	S 34°35'27" E	41.99'
4	45°20'14"	32.00'	25.32'	13.36'	S 08°03'51" E	24.67'
5	90°00'00"	30.00'	47.12'	30.00'	S 45°43'58" E	42.43'
6	27°48'42"	67.68'	32.85'	16.76'	S 20°26'39" E	32.53'
7	24°44'53"	41.00'	17.75'	9.02'	S 21°56'34" E	17.61'

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OWNER

UNIVERSITY NORTH PARK, LLC
100 TIMBERDELL ROAD
NORMAN, OK 73019-0685

DEVELOPER

THE RAINIER COMPANIES
13760 NOEL ROAD, SUITE 1020
DALLAS, TX 75240

PREPARED BY

SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OKLAHOMA 73106
(405) 232-7715

NOT VALID FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

UNLESS SIGNED IN THIS BLOCK

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT

INTERSTATE 35 & ROCK CREEK ROAD NORMAN, OKLAHOMA

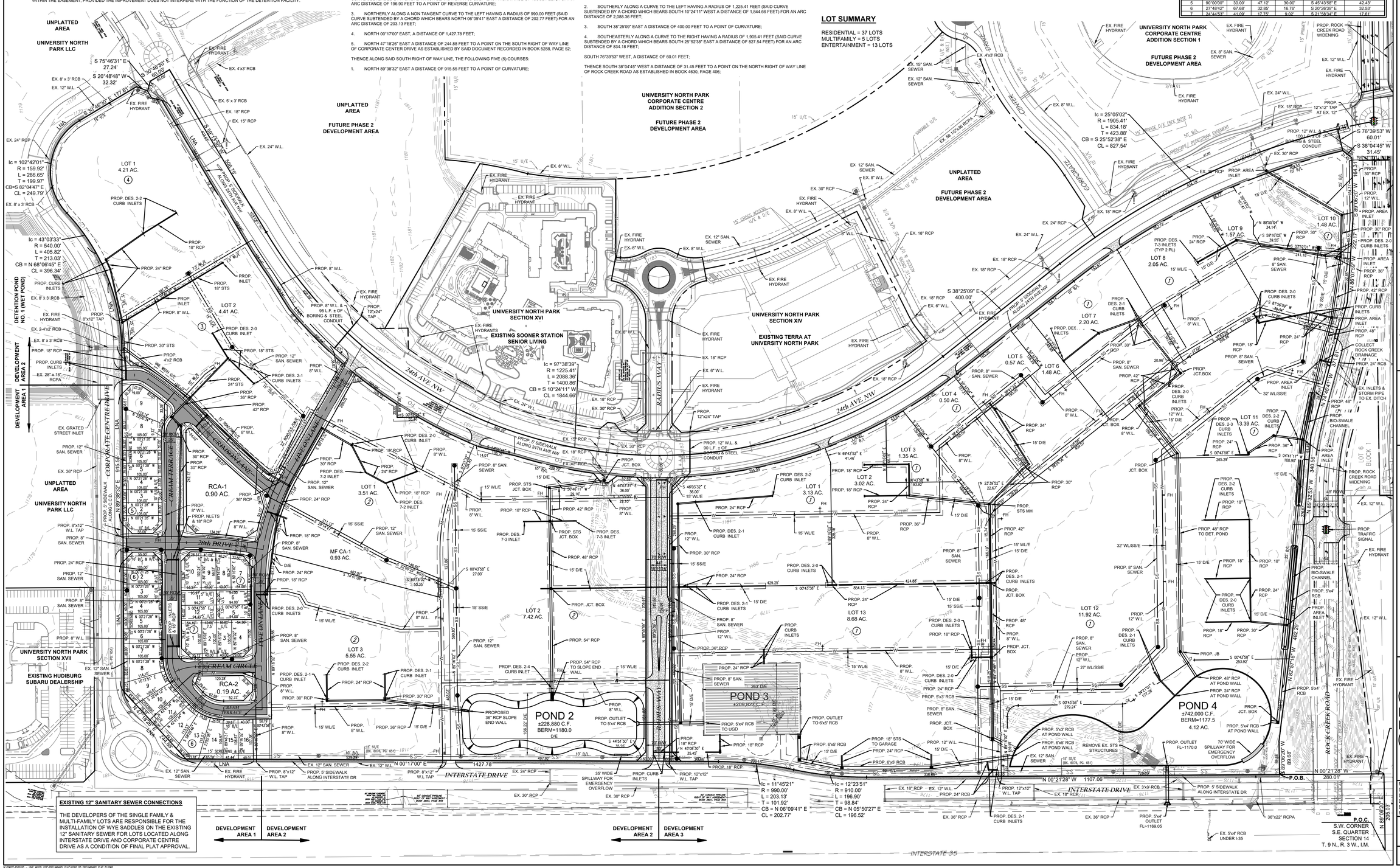
SMC Consulting Engineers, P.C.
1901 N. Roger Lewis Ave. Tulsa, OK 74115
Ph: 918-232-7715 Fax: 405-232-7859
Website: www.smcokc.com
CERTIFICATE OF AUTHORIZATION NO. CA- 4447 EXP. 06/30/25

No.	Revision	By	Date
1	IN PROGRESS DRAFT	DMH	11/30/23
2	IN PROGRESS DRAFT COMMENTS	DMH	12/01/23
3	IN PROGRESS DRAFT PLANNING COMMENTS	DMH	12/07/23
4	IN PROGRESS DRAFT	TLH	05/01/24
5	SINGLE FAMILY TO MULTI-FAMILY	TLH	05/07/24
6	IN PROGRESS DRAFT PLANNING COMMENTS	TLH	05/24/24
7	IN PROGRESS DRAFT PLANNING COMMENTS	TLH	06/24/24

PROJECT NO.: 6560.00
DATE: 11/01/23
SCALE: 1" = 100'
DRAWN BY: TLH
ENGINEER: TERENCE L. HAYNES
P.E. NUMBER: 16820

PRELIMINARY PLAT

SHEET NO.
1



EXISTING 12" SANITARY SEWER CONNECTIONS

THE DEVELOPERS OF THE SINGLE FAMILY & MULTI-FAMILY LOTS ARE RESPONSIBLE FOR THE INSTALLATION OF WYE SADDLES ON THE EXISTING 12" SANITARY SEWER FOR LOTS LOCATED ALONG INTERSTATE DRIVE AND CORPORATE CENTRE DRIVE AS A CONDITION OF FINAL PLAT APPROVAL.

N:\2M00\6560.00 - UNP MIXED USE\PRELIMINARY PLAT\6560 00 PRELIMINARY PLAT 01.DWG
Plotted by: Jordan Johnson @ 5/7/2024 4:24 PM

University North Park Entertainment District

The proposed multi-year and multi-phase development, which includes approximately 140,000 square feet of retail/restaurant space, 180,000 square feet of office space, 758 multi-family dwelling units, 37 single-family residential lots, 24 townhome lots, a 150 room hotel with conference center, and an 8,000 seat performance venue/arena, is expected to generate approximately 22,317 trips per day, 829 AM peak hour trips, and 2,098 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this development as well as a discussion regarding improvements necessary to support the level of development proposed. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development assuming improvements are in place to support this intense level of development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)*	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Tecumseh Road	4	22,354	10,042	32,396	34,200	65.36	94.73
24th Avenue NW	4	20,957	15,622	36,579	38,000	55.15	96.26
Rock Creek Road	4	8,775	3,348	12,123	34,200	25.66	35.45
Robinson Street	6	31,573	4,463	36.036	52,300	60.37	68.90
Corporate Centre Drive	3	720	4,463	5,183	18,900	3.81	27.42
Interstate Drive	3	2,500	4,463	6,963	18,900	13.23	36.84

* Projected to 2030.

The proposed development will have a total of fourteen access points scattered around the site with three along Corporate Centre Drive, three along Interstate Drive, two along Rock Creek Road, and six along 24th Avenue NW. Some will provide full access while others will be limited to right-in/right-out only access. Some variances to the driveway spacing requirements in the City's Engineering Design Criteria (EDC) will be required. No variance requests are anticipated for violation of the EDC corner clearance criteria. Capacity exceeds demand in this area. However, with the magnitude of the proposed development, demand is catching up to capacity in a number of locations. As such, several off-site improvements are anticipated. The traffic impact analysis breaks these improvements down to determine the responsibility for each improvement. As such, traffic impact fees were not calculated.

Near-term improvements that were determined to be the responsibility of the Entertainment District include:

1. Updating coordinated signal timing plans.
2. Robinson Street at 24th Avenue NW—modify the existing westbound right turn lane to a channelized, free flow right turn lane which turns into an added northbound lane that tapers back into 24th Avenue NW.

3. Rock Creek Road at Carmax Driveway/Driveway #1—construction of a two-way left turn lane from the Rock Creek Bridge to 24th Avenue NW and the installation of a traffic signal.
4. Rock Creek Road at 24th Avenue NW—construction of an additional eastbound, westbound, and southbound left turn lanes and restriping of the outside eastbound and westbound through lanes to right turn only lanes.

Near-term improvements that were determined to be joint responsibility of the Entertainment District and the City of Norman include:

1. Rock Creek Road and Pendleton Drive—installation of a traffic signal. To break down the responsibility, the Entertainment District is expected to contribute 4.5% of the traffic through the intersection which would equate to 4.5% of the cost of the traffic signal.

Near-term improvements that were determined to the responsibility of the City of Norman due to the previous TIF settlement include:

1. Tecumseh Road and N. Interstate Drive—construction of an eastbound right turn lane and an additional southbound lane to allow for one left turn lane, one through lane, and one right turn lane.
2. Tecumseh Road and I-35 northbound ramps—construction of a westbound right turn lane.
3. Tecumseh Road and 24th Avenue NW—restriping of the northbound through lane to a shared through/right turn lane.
4. Tecumseh Road and Flood Avenue—construction of a southbound right turn lane.

A number of long-term improvements, to be funded by ODOT, were also identified including:

1. New interchange at I-35 and Tecumseh Road
2. New interchange at I-35 and Robinson Street
3. One-way frontage roads on either side of I-35
4. Additional on/off ramps on I-35 near Rock Creek Road

CITY OF NORMAN
Development Review Form
Transportation Impacts

DATE: June 6, 2024 **STAFF REVIEW BY:** David Riesland, P.E.
City Transportation Engineer

PROJECT NAME: UNP Entertainment District **PROJECT TYPE:** Mixed Use
Owner: University North Park, LLC.
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)
Multiple uses surround this site including commercial, office, and multi-family residential.

ALLOWABLE ACCESS:
The site includes a total of fourteen access points—three along Corporate Centre Drive, three along Interstate Drive, two along Rock Creek Road, and six along 24th Avenue NW. Some variance requests are expected due to some locations being unable to meet driveway spacing requirements in the City's Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)
Tecumseh Road: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.
24th Avenue NW : 4 lanes (existing). Speed Limit - 45 mph. No sight distance problems. Existing median.
Rock Creek Road: 4 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.
Robinson Street: 6 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.
Interstate Drive: 3 lanes (existing). Speed Limit - 40 mph. No sight distance problems. No median.
Corporate Centre Drive : 3 lanes (existing). Speed Limit - 25 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: **YES** ■ **NO** ☐
Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	22,317	11,158	11,159
A.M. Peak Hour	829	444	385
P.M. Peak Hour	2,098	1,423	675

TRANSPORTATION IMPACT STUDY REQUIRED? **YES** ■ **NO** ☐

The proposed multi-year and multi-phase development, which includes approximately 140,000 square feet of retail/restaurant space, 180,000 square feet of office space, 758 multi-family dwelling units, 37 single-family residential lots, 24 townhome lots, a 150 room hotel with conference center, and an 8,000 seat performance venue/arena, is expected to generate approximately 22,317 trips per day, 829 AM peak hour trips, and 2,098 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this development as well as a discussion regarding improvements necessary to support the level of development proposed. On behalf of the developer, TEC submitted the traffic impact analysis. No traffic operational issues are anticipated due to the development assuming improvements are in place to support this intense level of development.

RECOMMENDATION: APPROVAL ■ **DENIAL** ☐ **N/A** ☐ **STIPULATIONS** ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed development will have a total of fourteen access points scattered around the site with three along Corporate Centre Drive, three along Interstate Drive, two along Rock Creek Road, and six along 24th Avenue NW. Some will provide full access while others will be limited to right-in/right-out only access. Some variances to the driveway spacing requirements in the City's Engineering Design Criteria (EDC) will be required. No variance requests are anticipated for violation of the EDC corner clearance criteria. Capacity exceeds demand in this area. However, with the magnitude of the proposed development, demand is catching up to capacity in a number of locations. As such, several off-site improvements are antici-

pated. The traffic impact analysis breaks these improvements down to determine the responsibility for each improvement. As such, traffic impact fees were not calculated.

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A number of long-term improvements, to be funded by ODOT, were also identified including:

1. New interchange at I-35 and Tecumseh Road
2. New interchange at I-35 and Robinson Street
3. One-way frontage roads on either side of I-35
4. Additional on/off ramps on I-35 near Rock Creek Road

File Attachments for Item:

4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-2: A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: Kathryn Walker

PRESENTER: Kathryn Walker, City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-2: A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN.

BACKGROUND:

Team Norman was formed a year or so ago to ensure collaboration between a broad and diverse coalition of organizations, including the University of Oklahoma and the City of Norman. On September 6, 2023, Team Norman announced a proposal for the creation of an Entertainment District, anchored by a multi-purpose performance venue, as well as office and residential uses, between Rock Creek Road and Tecumseh Road in the area known as University North Park. Under the proposal, a combination of University and private resources would combine to finance approximately 40% of the total arena construction costs, while the University would only use approximately 25% of the event dates. Team Norman has asked the City to consider funding the remainder of the amount necessary to finance the construction costs as well as some additional infrastructure utilizing tax increment financing.

DISCUSSION:

Tax increment financing ("TIF") is a tool authorized under the Local Development Act that utilizes the growth in sales and/or ad valorem taxes generated within a specified district to fund public improvements in the designated project area. In order for a TIF District to be created, a Project Plan must first be created meeting all statutory requirements, including providing a list of all proposed improvements, estimated project costs, and proposed uses of the property within the District. The Project Plan is reviewed by a Review Committee (commonly referred to as the "Statutory TIF Committee") to determine project eligibility, financial impact on taxing jurisdictions and business activities with district, and ultimately, to make a recommendation to City Council regarding the project. The Project Plan is also reviewed by the Planning Commission for a recommendation to the City Council. Two public hearings are required, with special notice provisions, prior to Council's formal consideration of the Project Plan.

The City Council adopted Resolution R-2324-89 creating the Statutory Review Committee and expressing its intent to consider approval of a project plan and creation of a tax increment district to facilitate the financing of eligible project costs for economic development. The Resolution directed Staff to prepare a project plan for the Project to be submitted for consideration in accordance with the Act. The Project Plan was developed over several months of discussion and presented to the Statutory Review Committee in May 2024. Commissioner Cameron Brewer served on the Committee as the Planning Commission representative. At its meeting on May 23, 2024, the Statutory Review Committee adopted the attached resolution unanimously (with one at-large member absent).

Under the Local Development Act, the Planning Commission is required to review a proposed Project Plan prior to Council consideration of the Project Plan. As is consistent with the charge of the Planning Commission, the Local Development Act requires a finding that the Project Plan is feasible and conforms to the master plan of the City. PCR-2324-2 includes such findings:

1. The Rock Creek Entertainment District Project Plan is hereby declared to be in conformance with the City of Norman's Comprehensive Plan.

2. The Rock Creek Entertainment District Project Plan is determined to be desirable.

3. Recommendation is hereby made to the Norman City Council that it approve and adopt the Rock Creek Entertainment District Project Plan.

RECOMMENDATION:

Staff forwards Resolution PCR-2324-2 to the Planning Commission for its consideration. The proposed Project Plan is attached and representatives of the City and the Developer will be available for questions at the June 13, 2024 meeting of the Commission.

A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN.

WHEREAS, it is an objective of the City of Norman, Oklahoma ("City"), to promote economic development within its boundaries in order to attract investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the Town; and

WHEREAS, the Local Development Act, 62 O.S. § 850, *et seq.* ("Act"), was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities, towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, by adoption of Resolution R-2324-89 on November 14, 2023, the Norman City Council declared an intent to consider the creation and adoption of a proposed project plan and increment district under the Act to help facilitate the development of certain real property in the Norman, specifically the development of the property east of Interstate 35 between Tecumseh Road and Robinson Street to serve as a catalyst for expanding employment in the area, to attract major investment in the area, to enhance the tax base and make possible investment, development and economic growth which would otherwise be difficult or impossible ("Project"); and

WHEREAS, the Project will promote the public good, general welfare, economic security, and prosperity of the Town and its inhabitants; and

WHEREAS, the Rock Creek Entertainment District Project Plan ("Project Plan") is a project plan as defined under the Act; and

WHEREAS, the provisions of the Act lay out procedures for approval of project plans to develop qualified project areas; and

WHEREAS, the City of Norman Statutory Review Committee, including a representative of the Norman Planning Commission, has recommended the approval of the Project Plan after finding the Project eligible under the Act and determining that the proposed Project Area and TIF Districts meet the conditions for eligibility and that the aggregate impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan include the achievement of the Project and the stated objectives set forth in the Project Plan; and

WHEREAS, the Norman Planning Commission has reviewed the City's Comprehensive Plan and the Project Plan; and

WHEREAS, the Project Plan is appropriate and desirable in order to support efforts to achieve the objectives of the City's Comprehensive Plan; and

WHEREAS, the Norman Planning Commission finds it appropriate and desirable to recommend to the Norman City Council that it approve and adopt the Project Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NORMAN, OKLAHOMA PLANNING COMMISSION:

1. The Rock Creek Entertainment District Project Plan is hereby declared to be in conformance with the City of Norman's Comprehensive Plan.

2. The Rock Creek Entertainment District Project Plan is determined to be desirable.

3. Recommendation is hereby made to the Norman City Council that it approve and adopt the Rock Creek Entertainment District Project Plan.

PASSED AND APPROVED this ____ day of June, 2024.

_____
Chair

ATTEST:

_____
Secretary

ROCK CREEK

ENTERTAINMENT DISTRICT PROJECT PLAN

PREPARED BY:

THE CITY OF NORMAN, OKLAHOMA

I. DESCRIPTION OF PROJECT

The Rock Creek Entertainment District Project Plan is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* ("Act"), and is referred to here as the "Project Plan." The Project is being undertaken by the City of Norman, Oklahoma ("City") to develop an area of town that has remained largely undeveloped. By developing the property with uses including office, retail, hotel, and residential, anchored by a multi-purpose arena and public plaza ("Project"), the City's hope is to incentivize private investment in this area of the City, which abuts Interstate 35. The development will help achieve some of the City's development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base. The Project includes the development of a multi-purpose arena to be used by the University Oklahoma basketball and gymnastics teams and as the venue for high school and other sports activities as well as concerts and other performances. The development also includes commercial and retail uses with restaurants and bars and a public festival plaza street, a public parking garage, as well as over 1000 residential units.

In 2006, the City approved a project plan and created an increment district for an area that includes the property where the Project is contemplated, as well as property immediately to the south (respectively, "Original UNP Project Plan" and "Original UNP Project" or "TIF No. 2"). The Original UNP Project resulted in a large retail development, one that generates more visits than any other retail center in central Oklahoma and $13,400,000 in estimated annual sales tax revenue. Certain components of the Original UNP Project were left unrealized. In 2018, the City explored an amendment to the Original UNP Project to provide public financial assistance towards an arena and entertainment district. That amendment did not move forward; the proposal was tabled. At that time, the City, by approval of Ordinance O-1920-24, also terminated the apportionment of new incremental tax revenues for TIF No. 2, which was created in the adoption of the Original UNP Project Plan and amended the authorized projects for which incremental tax revenues could be used.[1]

The opportunity for an arena and entertainment district has presented itself again, along with significant residential development. The City is positioned to pursue its development objectives, capitalize on the retail development immediately adjacent, and complete the development of the area through the approval and implementation of the Project.

This Project Plan is a critical element in fostering public-private partnerships to make the Project happen and can be achieved by means of the financing tools available under the Act, including the establishment of an increment district. An increment district provides funding for public sector costs to stimulate the development and provide public improvements to the area. The Project will be financed from a combination of public and private sources.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICTS

The Project Area is the area in which Project activities will take place and Project expenditures may be made and can be generally described as the area between Interstate 35 on the west, the western edge of the Westheimer Airport on the east, Tecumseh Road on the north, and just south of Rock Creek Road on the south.

[1] As of the date of this Project Plan, there remain unexpended incremental tax revenues from TIF No. 2 that may still be used for eligible project costs described in the Original UNP Project Plan.

The increment districts are the area in which incremental tax revenues will be collected. Increment District No. 4 is a sales tax increment district and will become effective on May 1, 2025. Increment District No. 5 is an ad valorem increment district and will become effective on December 31, 2026. The boundaries of Increment District No. 4 and Increment District No. 5 are coextensive with the boundaries of the Project Area.

The legal description of the Project Area, Increment District No. 4, and Increment District No. 5 is provided in Exhibit A and boundaries are depicted on Exhibit A-1.

III. ELIGIBILITY OF PROJECT AREA

In order to establish a tax increment district, Section 856(B)(4)(a) of the Act requires the City to find that the proposed Project Area or Increment Districts meets one of the following criteria:

(1) Is a reinvestment area,

(2) Is a historic preservation area,

(3) Is an enterprise area, or

(4) Is a combination of the areas specified in divisions (1), (2) and (3) of this subparagraph.

All of Increment District No. 4, Increment District No. 5, and the Project Area lie within a state-designated enterprise zone, and therefore qualifies as an enterprise area. A map showing the enterprise zone boundaries is attached as Exhibit B.

IV. OBJECTIVES

The principal objectives of the Project are:

A. To retain or expand employment, to attract major investment in the area, and reverse economic stagnation.

B. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.

C. To stimulate private commitments to invest and reinvest in the area.

V. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the Project, including all necessary, appropriate, and supportive steps, will consist principally of providing financial assistance toward the following:

A. Project planning, design, and approval.

B. Construction of public improvements, streets, streetscapes, utilities and other public infrastructure and facilities serving the Project Area, including appropriate landscape improvements, a public festival plaza, lighting, signage, and sidewalks serving the area.

C. Support of the Project, which redevelops and activates vacant property.

VI. ESTABLISHMENT OF INCREMENT DISTRICTS

A. This Project Plan establishes Increment District No. 4, a sales tax increment district, which will become effective on May 1, 2025. The increment of the City's sales and use taxes generated by Increment District No. 4 is a portion of the City's non-dedicated and capital improvements sales tax attributable to investment and development within Increment District No. 4. The sales tax increment shall be 3% of the gross proceeds or gross receipts derived from all sales in Increment District No. 4 that are taxable under the sales tax code of Oklahoma (including any and all amendments thereto and revisions thereof), to be collected only from the non-dedicated (General Fund) and Capital Improvements portions of the City's sales taxes. The sales tax increment shall also include 3% of the gross proceeds or gross receipts generated by investment, construction, and development that is taxable under the sales tax code of Oklahoma, that takes place in Increment District No. 4 pursuant to a development agreement under which development financing assistance is provided from sales tax ("Economic Development Agreement") and which obligates the developer to provide periodic reporting of sales and use taxes paid in connection with construction projects within Increment District No. 4 (increment sales tax from taxable sales and from construction activity, collectively, "Sales Tax Increment"). The Sales Tax Increment may be used to pay Project Costs authorized pursuant to Section IX of this Project Plan, for a period not to exceed 25 fiscal years from the effective date of Increment District No. 4, or the period required for payment of the Project Costs authorized pursuant to Section IX of this Plan, whichever is less. The Sales Tax Increment may be supplemented by state local government matching payments pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. § 840, *et seq.* ("Leverage Act").

B. This Project Plan establishes Increment District No. 5, an ad valorem increment district. Increment District No. 5 will become effective on December 31, 2026.

C. The increment of ad valorem taxes from Increment District No. 5 in excess of the base assessed values of Increment District No. 5 ("Ad Valorem Increment") shall be apportioned to pay Project Costs authorized pursuant to Section IX of this Project Plan for a period not to exceed 25 fiscal years from the effective date of Increment District No. 5, or the period required for the payment of the Project Costs authorized pursuant to Section IX of this Project Plan, whichever is less.

D. During the period of apportionment, the apportionment fund (1) shall be available to pay Project Costs under Section IX, (2) shall constitute special funds of the Norman Tax Increment Finance Authority ("Authority"), and (3) shall not be subject to annual appropriation as a part of the General Fund of the City.

VII. OVERSIGHT AND APPROVAL OF INCREMENTAL TAX REVENUES FOR PROJECT COSTS

A. Oversight Procedures.

Prior to expenditure of funds from the Increment Districts established under this Project Plan, the proposed development and budgetary allocation of increment shall be considered and approved in accordance with the procedures contained in this Section VII.

B. Initiation of the Consideration and Approval Process.

Initiation of the consideration and approval process for expenditures within the Project Area shall be undertaken by City staff, acting under such procedures as the City may prescribe from time to time.

C. City and Authority Approval.

All budgetary allocations and expenditures of funds from the Increment Districts established under this Project Plan shall be approved by the City Council or, subject to legally sufficient delegation by City Council, the board of trustees of the Authority.

VIII. PROJECT AND INCREMENT DISTRICTS AUTHORIZATIONS

A. The City of Norman is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto as provided in the Act, 62 O.S. § 854.

B. The Authority is authorized and designated to carry out those provisions of the Project Plan related to issuance of bonds or notes as provided in Section 863 of the Act, subject to approval of the governing body of the City of any specific notes or bonds. The Authority is authorized to assist in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13 and 16 of Section 854, which are reserved by the City. As a public entity designated by the City, the Authority is authorized to: (1) issue tax apportionment bonds or notes, or both; (2) incur Project Costs, pursuant to Section IX of this Project Plan; (3) provide funds to or reimburse the City for the payment of Project Costs; (4) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them; and (5) enter into an Economic Development Agreement with the Project's developer for the provision of Assistance in Development Financing. Project Costs shall mean (a) the public costs authorized to be paid by apportioned tax increments pursuant to Section IX of this Project Plan, and (b) costs necessary or appropriate to implement this Project Plan other than costs authorized by Section IX, which may be authorized without amendment to this Project Plan.

C. Darrel Pyle, City Manager, or his successor in office, or his designee shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan. The City Manager or his designee is authorized to empower one or more designees to exercise responsibilities in connection with Project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM THE INCREMENT DISTRICTS

A. The Project Costs that will be financed by the apportionment of incremental tax revenues from Increment District No. 4 and Increment District No. 5 are:

1. Generally.

The costs to incur or to be incurred by the City and the Authority in implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional services costs, and financing costs and fees.

2. Authorized Project Cost Limits.

Authorized Project Costs include Assistance in Development Financing and Administration/Implementation. The amount of Assistance in Development Financing shall not exceed $600,000,000. The amount of Administration/Implementation shall not exceed $200,000 annually and $5,000,000 total. The amount of total authorized collections and expenditures are $600,000,000. The Maximum Authorized Collections/Expenditures and the amounts authorized for each individual Project Cost Budget category are based on the maximum amount of Assistance in Development Financing to be authorized by an Economic Development Agreement between the Authority and the Project's developer, which will provide for the Project's developer and its development partners to shoulder the full cost and financing risk toward the Project's construction, development, and operations, and will provide such Assistance in Development Financing solely as a pay-as-you-go contractual obligation from generated incremental tax revenues and supplemental funds from the State of Oklahoma, as more specifically outlined in subparagraph 3 below.

3. Assistance in Development Financing.

Assistance in Development Financing consists of amounts paid to the Project's developer to incentivize the Project and shall be limited to an amount equal to 100% of the Ad Valorem Increment less an amount equal to the lesser of (i) 2% of the Ad Valorem Increment, or (ii) $200,000, per year, which shall be retained by the Authority for Administrative/Implementation costs described in subparagraph 2 until the maximum level of Administration/Implementation costs described in subparagraph 2 has been reached, and 100% of the Sales Tax Increment, all of which shall not exceed the lesser of (a) the maximum amount of Assistance in Development Financing listed in subparagraph 2 above or (b) the amount necessary, in combination with 100% of any potential state local government matching payments received from the State of Oklahoma pursuant to the Leverage Act ("Leverage Act Payments"), for the Project's developer and its development partners to finance $230,000,000 in private development and public infrastructure costs. Leverage Act Payments will be supplemental and in addition to the maximum amount listed in authorized Project Cost limits in subparagraph 2 above, but will be applied to the private financing assistance cap described in (b) of this subparagraph. Any amounts of Assistance in Development Financing and Leverage Act Payments that are paid to the Project's developer in excess of the amounts necessary to make the Project's developer's financing payments annually are anticipated to be paid toward the outstanding principal on such financing, and any accumulated funds in any required reserve account remaining unexpended toward such financing when such financing is retired will either be applied toward the costs of paying off such financing or else will be returned to the Authority for distribution to the affected taxing entities as specific revenue source payments in proportion to the sales and ad valorem levies that contributed to the payments.

4. Administration/Implementation.

Authorized administration and implementation costs consist of direct administrative costs (including reasonable charges for time spent by City and Authority employees in connection with this Project Plan), organizational costs, and other incidental costs involved with creating and publicizing the consideration of this Project Plan, Increment District No. 4, and Increment District No. 5. Administration and implementation costs shall be limited to the lesser of (i) 2% of the Ad Valorem Increment, or (ii)

$200,000, per year, which shall be retained by the Authority for Administrative/Implementation costs described in subparagraph 2.

B. The incremental tax revenues expected to be generated from the Increment Districts and authorized for payment of Project Costs within the Project Area are as follows:

Increment District No. 4	$151,000,000
Increment District No. 5	$389,000,000

The amounts set forth above in this Section IX(B) are estimated collections and not limits on increment collections from Increment District No. 4 or Increment District No. 5. Increment collections will be limited only to such amounts as needed to pay all project costs described in Section IX.A.2.

Incremental tax revenues are anticipated to be supplemented by up to $151,000,000 or more in potential Leverage Act Payments.

C. Additional costs necessary or appropriate to implement this Project Plan that are to be financed by other than apportioned Ad Valorem Increment and Sales Tax Increment may be approved by the City at any time. The provisions of this Section IX are not a limitation on Project Costs to be financed by other than apportioned Ad Valorem Increment and Sales Tax Increment.

X. FINANCING PLAN AND REVENUE SOURCES

A. Financing Plan.

The proposed private development is projected to generate tax increments necessary to pay authorized public costs of the Project. The financing of the projected private development in the area will be provided by private equity and debt financed by the Project's developer and its development partners and secured by the private development. It is anticipated that incremental tax revenues will be paid as Assistance in Development Financing once increments are generated by the Project. Such Assistance in Development Financing shall be paid in accordance with an Economic Development Agreement and are intended to provide up to $230,000,000 in present value toward construction of an arena and a parking garage serving the arena and toward the costs of infrastructure to be dedicated to the public, which is anticipated to be comprised of approximately $190,000,000 in present value toward construction of an arena and a parking garage serving the arena, both of which will be components of the Project, and approximately $40,000,000 in present value toward the costs of infrastructure to be dedicated to the public. The Assistance in Development Financing is anticipated to be provided through a contractual obligation that provides such assistance on a pay-as-you-go basis. Neither the City nor the Authority intend to authorize or issue any public debt to finance any of the costs of the Project.

B. Financing Authorizations.

The implementation of the Project Plan shall be financed in accordance with financial authorizations, including both fund and asset transfers, as may be authorized from time to time by the City.

C. Financing Revenue Sources.

The revenue sources expected to finance Project Costs authorized by Section IX are the portion of the incremental tax revenue attributable to investment and development within Increment District No. 4 and Increment District No. 5. Project Costs will be paid by the City and/or the Authority.

D. Financial Reports and Audits.

The redevelopment activities undertaken by the City, pursuant to this Project Plan, shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.

E. Other Necessary and Supporting Costs.

The Authority is authorized to issue bonds and notes and to apply for and obtain grants from other sources for costs incurred or to be incurred in connection with the Project and the construction of improvements therein in addition to Project Costs to be financed pursuant to Section IX.

XI. ESTIMATED PRIVATE AND PUBLIC INVESTMENTS STIMULATED BY THE PROJECT, ASSOCIATED IMPACTS ON BUSINESS ACTIVITIES, AND FINANCIAL IMPACTS ON TAXING JURISDICTIONS

A. Estimated Private and Public Investment.

The total estimated investment in the Project is over $1 billion, including the estimated public investment described in Section IX above. Private investment in the area is expected to consist of the Project and its various new residential, retail, office, commercial, arena, parking garage, and hotel development, along with necessary adjacent public improvements. The Project will be financed by the developer and the developer's partners. Public investment will include Assistance in Development Financing to contribute to the construction of the Project, including the arena, parking garage, infrastructure improvements, landscaping, and streetscape improvements.

B. Estimated Public Revenue.

The incremental tax revenues, which will serve as the revenue source for financing the Project Costs authorized by Section IX, is the public revenue directly attributable to the Project defined by establishment of Increment District No. 4 and Increment District No. 5. The City, the State, and other taxing entities should anticipate experiencing increases in tax revenues that are not a part of the incremental tax revenues. Incremental tax revenues are anticipated to be supplemented by potential Leverage Act Payments.

Incremental tax revenues anticipated to be collected and apportioned pursuant to this Project Plan are estimated to average $30,000,000 annually upon build out. The public revenue anticipated includes increased tax revenue both inside and outside Increment District No. 4 and Increment District No. 5, as well as the potential Leverage Act Payments. The economic benefits of the Project Plan indicate positive financial impacts for the community as a whole. The aggregate impacts on the City from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV.

C. Impacts on Business Activities.

The Project is anticipated to increase business activity within the Increment Districts and Project Area by adding new businesses and residences. Measuring the specific impacts of the Project on business activities and the greater community is more difficult. An economic analysis commissioned by the Norman Economic Development Coalition and conducted by the Oklahoma Department of Commerce indicates that the Project will generate over 4,600 jobs and contribute over $350 million per year to the state's Gross Domestic Product ("GDP") once the Project has been completed, and those figures would increase to upwards of 6,600 jobs and $454 million in annual GDP during peak construction years. The Department of Commerce report indicates that job growth and GDP effects will not be limited to the City and will be seen in surrounding communities and the state as a whole. A copy of the Department of Commerce's report is attached to this Project Plan as Exhibit E.

Another report commissioned by the Cleveland County Industrial Development Authority and performed by Hunden Partners includes an analysis of the Project's market demand, feasibility, and economic impacts. Hunden Partners' report estimates a little over 1,000 direct jobs and approximately 800 additional indirectly-generated or induced jobs, all of which bring with it approximately $1.8 billion in net new earnings over a 25-year period. In addition to employment impacts and related earnings, the Hunden Report also looked at net new consumer spending that the Project might generate, and concluded that direct, indirect, and induced new spending from the Project in Cleveland County as a whole would total over $4.5 billion over 25 years. Hunden estimates that 17% of the direct on-site sales on the Project would be net new in Cleveland County, and most of that will be from recaptured spending that currently occurs in Oklahoma County. Hunden also estimates that 78% of new office tenants and 14% of the new prospective residents who will lease the residences proposed as part of the Project will be new to the County. A copy of the Hunden Partners report is attached to this Project Plan as Exhibit F.

D. Financial Impacts on Taxing Jurisdictions.

1. Norman Public Schools.

Norman Public Schools may experience growth in enrollment as a result of the Project's employment, new residences, and the ancillary economic impacts from the Project. The financial impacts of this enrollment growth may be mitigated by the fact that only 14% of the proposed residents in the residential components of the Project will be new to Cleveland County (according to the Hunden report). Depending on from where in Cleveland County the other 86% of the new residents will be relocating, the overall growth levels may be minimal or significant. The table below shows estimated scenarios for new enrollment and corresponding new/increased State School Aid in Year 10 of the Project (i.e., upon Project buildout and stabilization), based on how many new residents may relocate to the Project from within or outside of Norman Public Schools' jurisdiction:[2]

[2] Assumptions: (a) residential units would add residents at the average household size for the City of Norman per U.S. Census (2.4 persons per household) and those residents would include a percentage population under age 18 equal to the City of Norman's demographics according to the U.S. Census; (b) state appropriations for State Aid would start at 2023-2024 levels and increase 2% annually; (c) post-stabilization occupancy rate will be 93% listed in Hunden Partners Report.

Year 10:	14% Residents New to NPS[3]	25% Residents New to NPS[4]	40% Residents New to NPS[5]
– New Enrollment	95	171	273

Norman Public Schools should anticipate an increase in non-sinking fund ad valorem tax revenue of approximately $7,900,000 annually upon termination of Increment District No. 5. Assuming no major changes in the Oklahoma State School Aid formula and no major shifts in Norman Public Schools' ratio of ad valorem valuation to student population at that time, the State Aid formula will offset approximately 79% of that new non-sinking fund ad valorem tax revenue, resulting in a net increase of non-sinking fund revenue to the school district of approximately $1,680,000 annually.

2. Cleveland County.

A demand for increased services from Cleveland County is anticipated to result from the Project. Projections show new ad valorem tax revenue to the County upon completion of the Project and expiration of Increment District No. 5 of approximately $1,900,000 annually. Additional ad valorem and sales tax revenues for the County may be generated by increased consumer spending and GDP growth anticipated to be observed within Cleveland County due to the Project.

3. Cleveland County Health Department.

Demand for increased services from the Cleveland County Health Department ("CCHD") anticipated to result from the Project are not quantifiable at present, but some may be anticipated. Projections show that CCHD should anticipate receiving additional operational ad valorem revenue annually approximating $495,000 upon termination of Increment District No. 5, not including any ad valorem tax revenue growth from new residential and commercial construction that will occur outside of the Project but within CCHD's jurisdiction as a result of increased GDP experienced in the County.

4. Moore Norman Technology Center.

Demand for increased services from Moore Norman Technology Center ("MNTC") anticipated to result from the Project are not quantifiable at present, but some may be anticipated. Opportunities for complementary job training programs (including, but not limited to construction-related trades) may be utilized through the public and private construction projects anticipated. In addition, MNTC should anticipate receiving approximately $2,900,000 in non-sinking fund ad valorem tax revenue annually upon Increment District No. 5's termination, not including any ad valorem revenue growth from new residential and commercial construction that will occur outside of the Project as a result of increased GDP experienced in MNTC's jurisdiction.

[3] Minimum number of new residents, based on number of residents anticipated to be new to Cleveland County in Hunden Partners report.

[4] Includes minimum number of residents new to Cleveland County from the Hunden Partners report, plus an additional 11% of new residents moving to the Project from outside of Norman Public Schools jurisdiction.

[5] Includes minimum number of residents new to Cleveland County from the Hunden Partners report, plus an additional 26% of new residents moving to the Project from outside of Norman Public Schools jurisdiction.

5. Pioneer Multi-County Library System.

Demand for increased services from Pioneer Multi-County Library System ("Pioneer Library") anticipated to result from the Project are not quantifiable at present, but some may be anticipated. Pioneer Library should anticipate receiving approximately $1,100,000 in non-sinking fund ad valorem tax revenue annually upon Increment District No. 5's termination, not including any ad valorem revenue growth from new residential and commercial construction that will occur outside of the Project as a result of increased GDP experienced in Pioneer Library's jurisdiction.

6. City of Norman.

The Project likely has the largest impacts on the City. As stated in Section VI(B) herein, the Sales Tax Increment is 3% of the City's sales tax revenue, which includes only the non-dedicated (General Fund) and Capital Improvement portions of the City's sales tax rate. The City's sales tax projections show over $32 million in City sales taxes generated over the life of Increment District No. 4 that will not be increment—$23.2 million each to the City's Public Safety fund, $3.3 million to Norman Forward funds,[6] and $5.8 million to the City's Public Transit fund. The hotel component of the Project is also anticipated to generate $8 million in hotel occupancy taxes to the City over the 25-year life of Increment District No. 4, which will not be apportioned as increment.

The Hunden Partners report indicates that 17% of the retail anticipated to be generated by the Project will be net new to Cleveland County. It is unknown at this time how much additional retail activity will result from activity new to the City from other locations within Cleveland County, though it is worth noting that, aside from the retail sales from the Lloyd Noble Center that would take place instead at the new arena, the concept provided for the Project indicates that nearly all of the retail is anticipated to be small-scale stores and entertainment businesses, not major retail outlets. The Project's developer or its affiliate also owns a significant portion of the University North Park shopping center immediately to the south of the Project and has a strong incentive to avoid cannibalization from or relocation of existing retailers.

It is anticipated that additional sales tax revenues outside of the Project Area will be generated because of the Project due to the increased gross domestic product, consumer spending, and local earnings from the Project. The Hunden Partners report and the Department of Commerce report do not quantify those indirect impacts, however. The Hunden Partners report indicates that the Project will generate $608 million in City of Norman taxes over 25 years.

Upon completion, the City will become responsible for maintenance of all new public infrastructure and improvements anticipated to be constructed by the Project, in addition to providing police, fire, parks, and other general municipal services to serve the Project. It is anticipated that the arena will operate independently of the City, with no direct revenue or expense impacts on City operational funds. Additionally, a portion of the costs associated with the maintenance of certain infrastructure, improvements, and transportation may be borne by an improvement district created under the Oklahoma Improvement District Act, 11 O.S. § 39-101, *et seq.*, covering the Project Area, or by a property owners' association or other mechanism.

[6] Norman Forward is set to sunset in 2030. If the voters elect to reenact or renew it beyond that date, additional revenues will be available.

XII. LAND USE

Existing uses and conditions of real property in the Project Area are shown on the map attached as Exhibit C. The proposed improvements to and the proposed uses of the real property in the Project Area are shown on Exhibit D.

XIII. MISCELLANEOUS PROVISIONS

An amendment to the existing Planned Unit Development (Ordinance O-2122-21) is necessary to accommodate this Project, and an application to amend is pending as of the date of this Project Plan. Property owners are responsible for all required zoning changes necessary to accommodate the Project. This Project Plan complies with the objectives and priorities of the Norman 2025 Plan, the City's Comprehensive Plan.

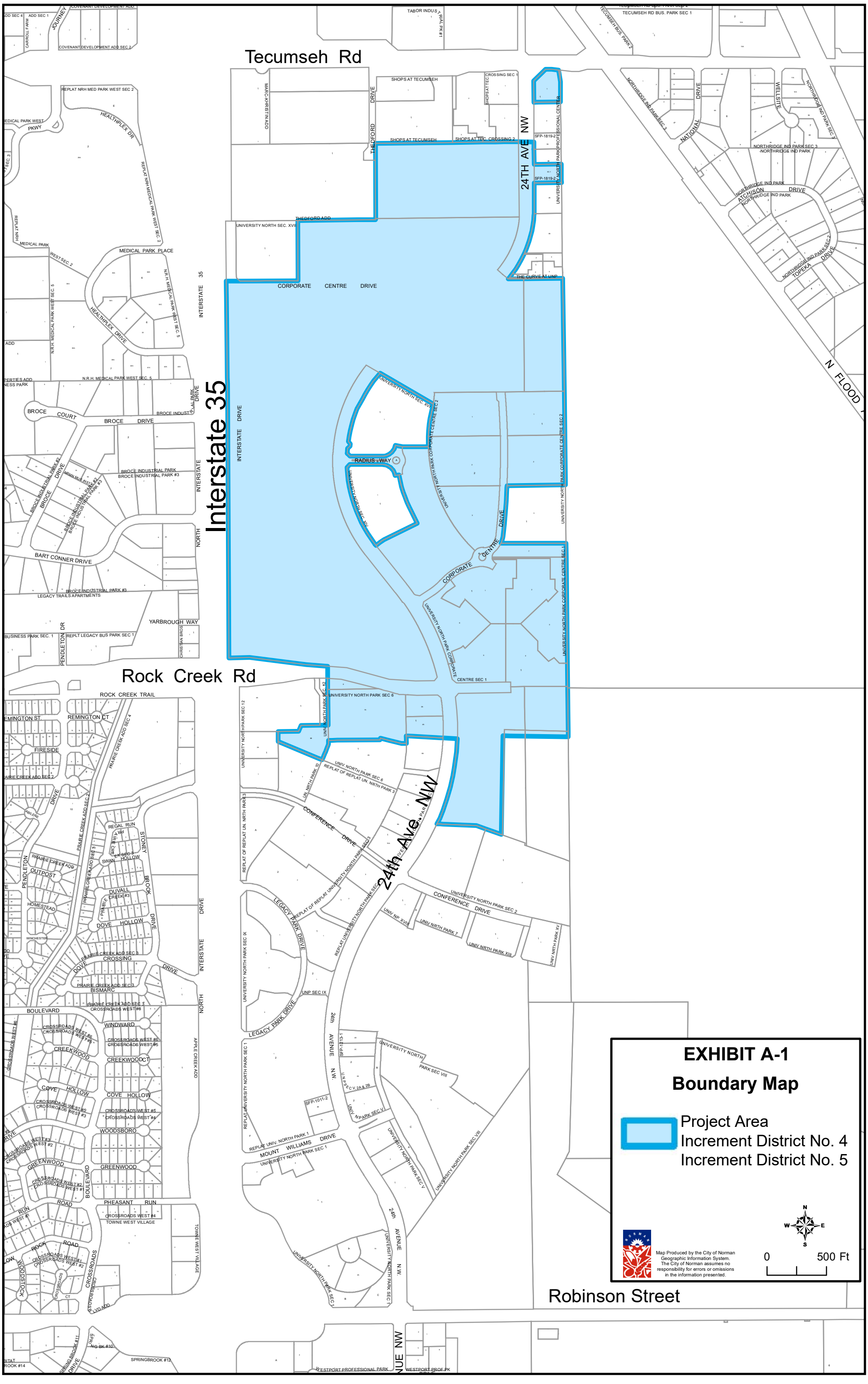
EXHIBIT A

PROJECT AREA, INCREMENT DISTRICT NO. 4, AND INCREMENT DISTRICT NO. 5

LEGAL DESCRIPTION

TO BE INSERTED.

CURRENTLY BEING CONFIRMED AND REVISED.


Tecumseh Rd
Rock Creek Rd
Robinson Street
Interstate 35
24th Ave NW
EXHIBIT A-1
Boundary Map
Project Area
Increment District No. 4
Increment District No. 5
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.
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CORPORATE CENTRE DRIVE
UNIVERSITY NORTH PARK CORPORATE CENTRE SEC 1
UNIVERSITY NORTH PARK SEC 6
UNIV NORTH PARK SEC 6
REPLAT OF REPLAT UN. NRTH PARK 3
CONFERENCE DRIVE
UNIVERSITY NORTH PARK SEC 2
LEGACY PARK DRIVE
UNIVERSITY NORTH PARK SEC 1
UNIVERSITY NORTH PARK SEC V
UNIVERSITY NORTH PARK SEC VIII
THEDFORD ADD
UNIVERSITY NORTH SEC. XVII
SHOPS AT TECUMSEH
SHOPS AT TEC. CROSSING 2
CROSSING SEC 1
MARC-KHRISTIN ADD
THEDFORD DRIVE
24TH AVE NW
UNIVERSITY NORTH PARK PROFESSIONAL CENTER
THE CURVE AT UNP
RADIUS WAY
UNIVERSITY NORTH SEC. XIV
UNIVERSITY NORTH PARK CORPORATE CENTRE SEC 2
UNIVERSITY NORTH PARK CORPORATE CENTRE SEC 1
TABOR INDUS TRIAL PK #1
TECUMSEH RD BUS. PARK SEC 1
TECUMSEH BUS. PARK 2
NORTHRIDGE IND PARK SEC 3
NATIONAL DRIVE
WELLSITE
NORTHRIDGE IND PARK SEC 3
NORTHRIDGE IND PARK
ATCHISON DRIVE
NORTHRIDGE IND PARK SEC 2
TOPEKA DRIVE
N FLOOD
REPLAT NRH MED PARK WEST SEC 2
HEALTHPLEX DR
REPLAT NRH MEDICAL PARK WEST SEC 2
MEDICAL PARK PLACE
N.R.H. MEDICAL PARK WEST SEC 5
HEALTHPLEX DRIVE
N.R.H. MEDICAL PARK WEST SEC. 5
BROCE COURT
BROCE DRIVE
BROCE INDUSTRIAL PARK #3
BART CONNER DRIVE
LEGACY TRAILS APARTMENTS
YARBROUGH WAY
PENDLETON DR
REPLT LEGACY BUS PARK SEC 1
BUSINESS PARK SEC. 1
ROCK CREEK TRAIL
REMINGTON CT
FIRESIDE
PRAIRIE CREEK ADD SEC 4
PRAIRIE CREEK ADD SEC 2
PRAIRIE CREEK ADD SEC 3
PRAIRIE CREEK ADD SEC 8
PRAIRIE CREEK ADD SEC 3 CROSSROADS WEST #6
PRAIRIE CREEK ADD SEC 3 CROSSROADS WEST #5
PRAIRIE CREEK ADD SEC 3 CROSSROADS WEST #4
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PRAIRIE CREEK ADD SEC 3 CROSSROADS WEST #2
PRAIRIE CREEK ADD SEC 3 CROSSROADS WEST #1
PRAIRIE CREEK ADD
OUTPOST
HOMESTEAD
DUVALL CREEK #3
DOVE HOLLOW
BISMARC
BOULEVARD
WINDWARD
CREEKWOOD
CREEKWOOD CT
COVE HOLLOW
WOODSBORO
GREENWOOD
PHEASANT RUN
TOWNE WEST VILLAGE
ROCK ROAD
CROSSROADS BLVD ADD
APPLE CREEK ADD
SPRINGBROOK #12
WESTPORT PROFESSIONAL PARK
WESTPORT PROF PK
UNIVERSITY NORTH PARK SEC IX
UNP SEC IX
UNIV NRTH PARK 7
UNIV NRTH PARK XIII
UNIV NRTH PARK XV
UNIV NP XVIII
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UNIVERSITY NORTH PARK SEC 1
UNIVERSITY NORTH PARK SEC VIII
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REPLAT UNIV. NORTH PARK 1
SFP-1011-2
SFP-1819-2
SFP-1819-1
SFP-1113-1
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24th AVENUE N.W.
UNIVERSITY NORTH PARK SEC 1
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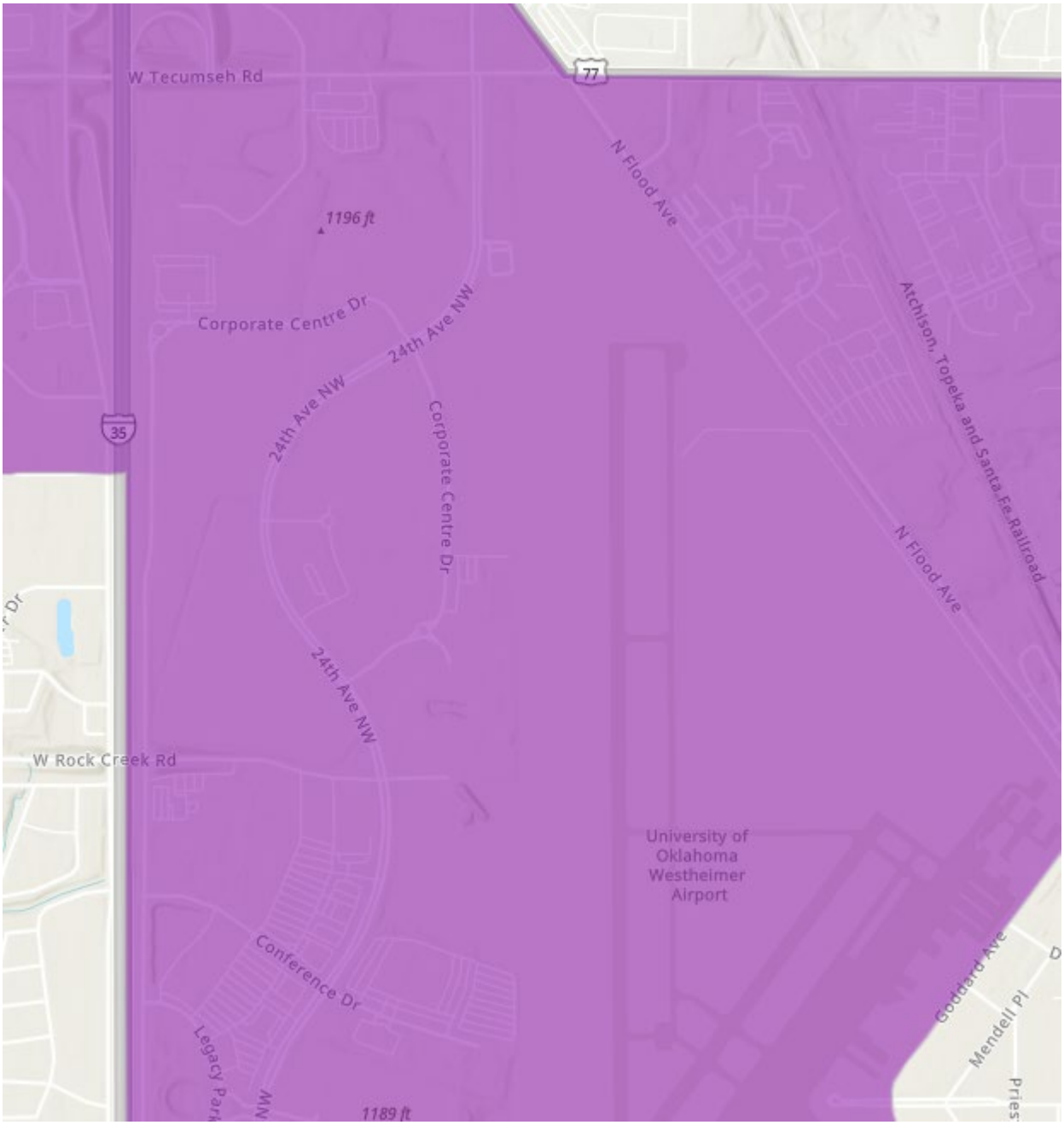
UNIVERSITY NORTH PARK SEC 1

EXHIBIT B

ENTERPRISE ZONE BOUNDARY MAP



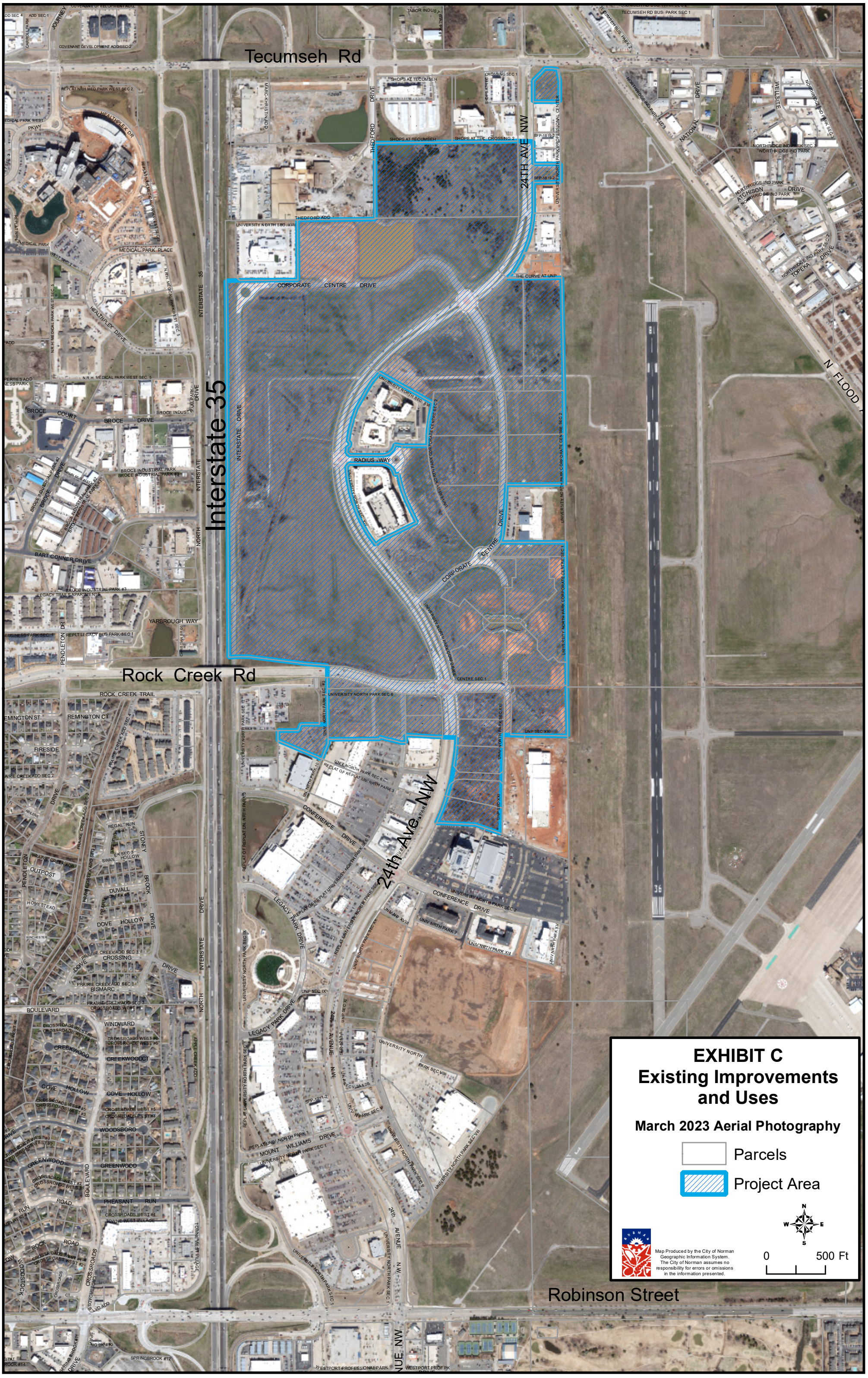

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EXHIBIT C
Existing Improvements and Uses
March 2023 Aerial Photography
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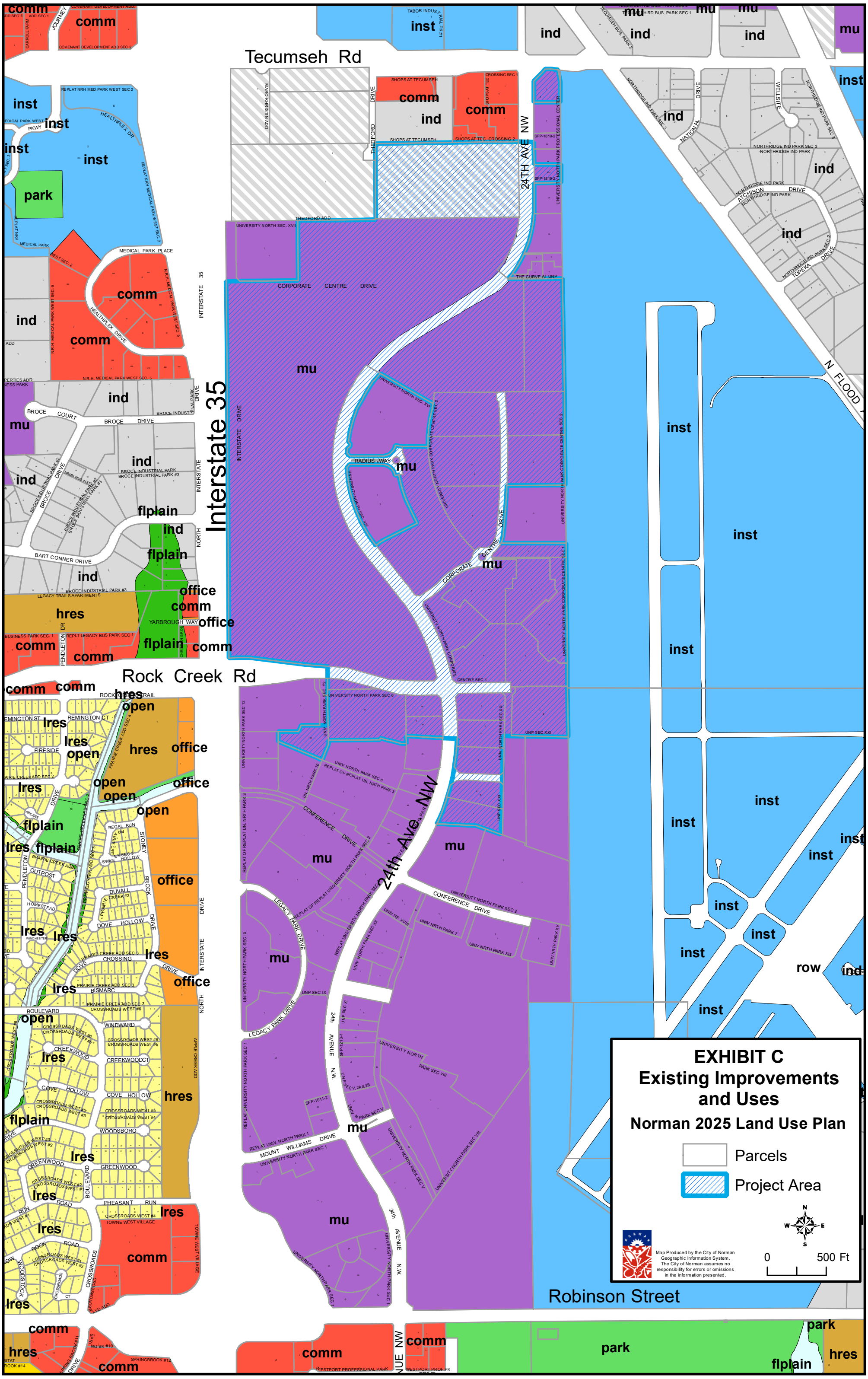
EXHIBIT C
Existing Improvements and Uses
Norman 2025 Land Use Plan
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CONFERENCE DRIVE
LEGACY PARK DRIVE
MOUNT WILLIAMS DRIVE
THE CURVE AT UNP
RADIUS WAY
MEDICAL PARK PLACE
HEALTHPLEX DRIVE
BROCE COURT
BROCE DRIVE
BART CONNER DRIVE
YARBROUGH WAY
PENDLETON DR
THEDFORD DRIVE
SHOPS AT TECUMSEH
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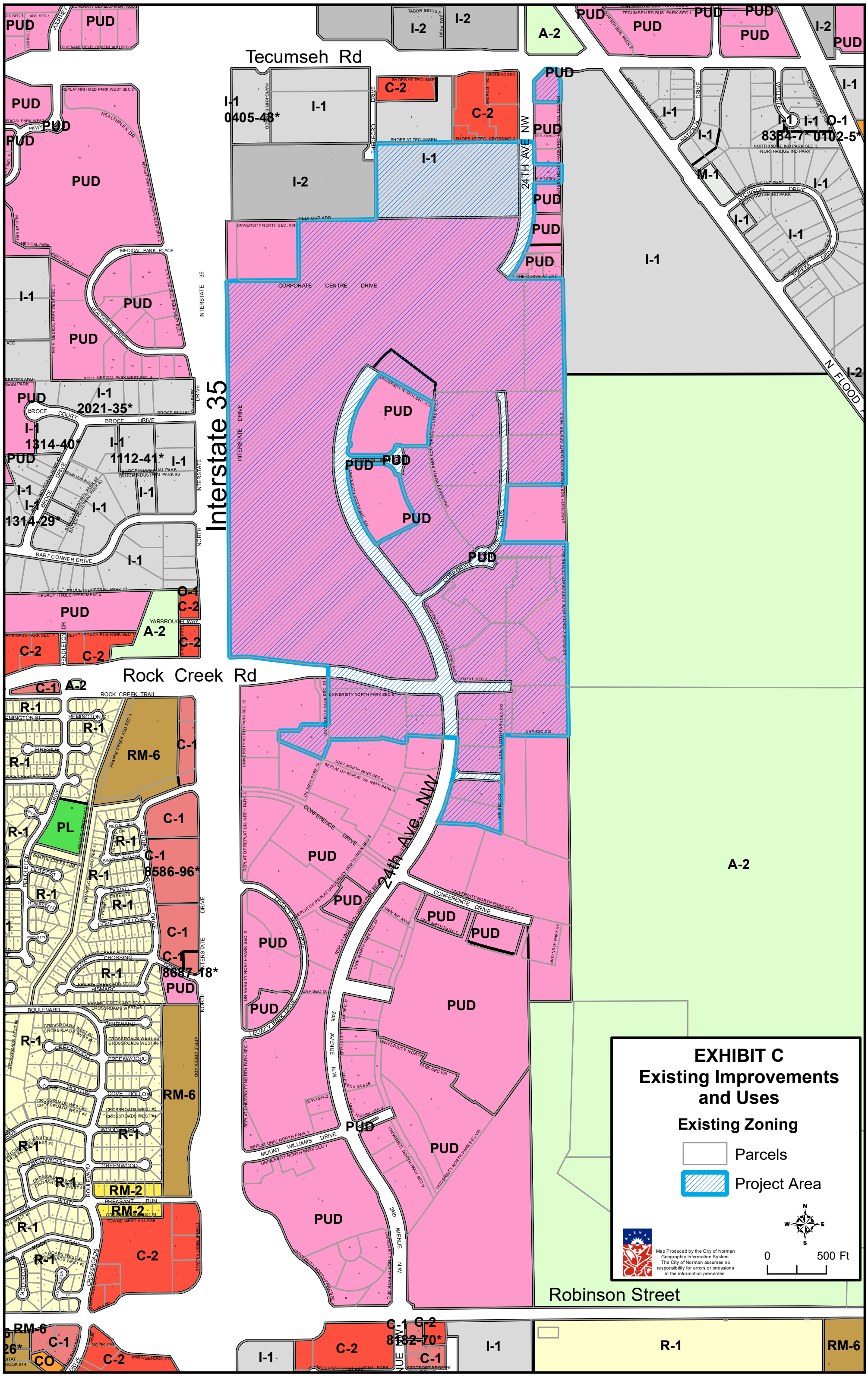
EXHIBIT C
Existing Improvements and Uses
Existing Zoning
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Project Area
Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.
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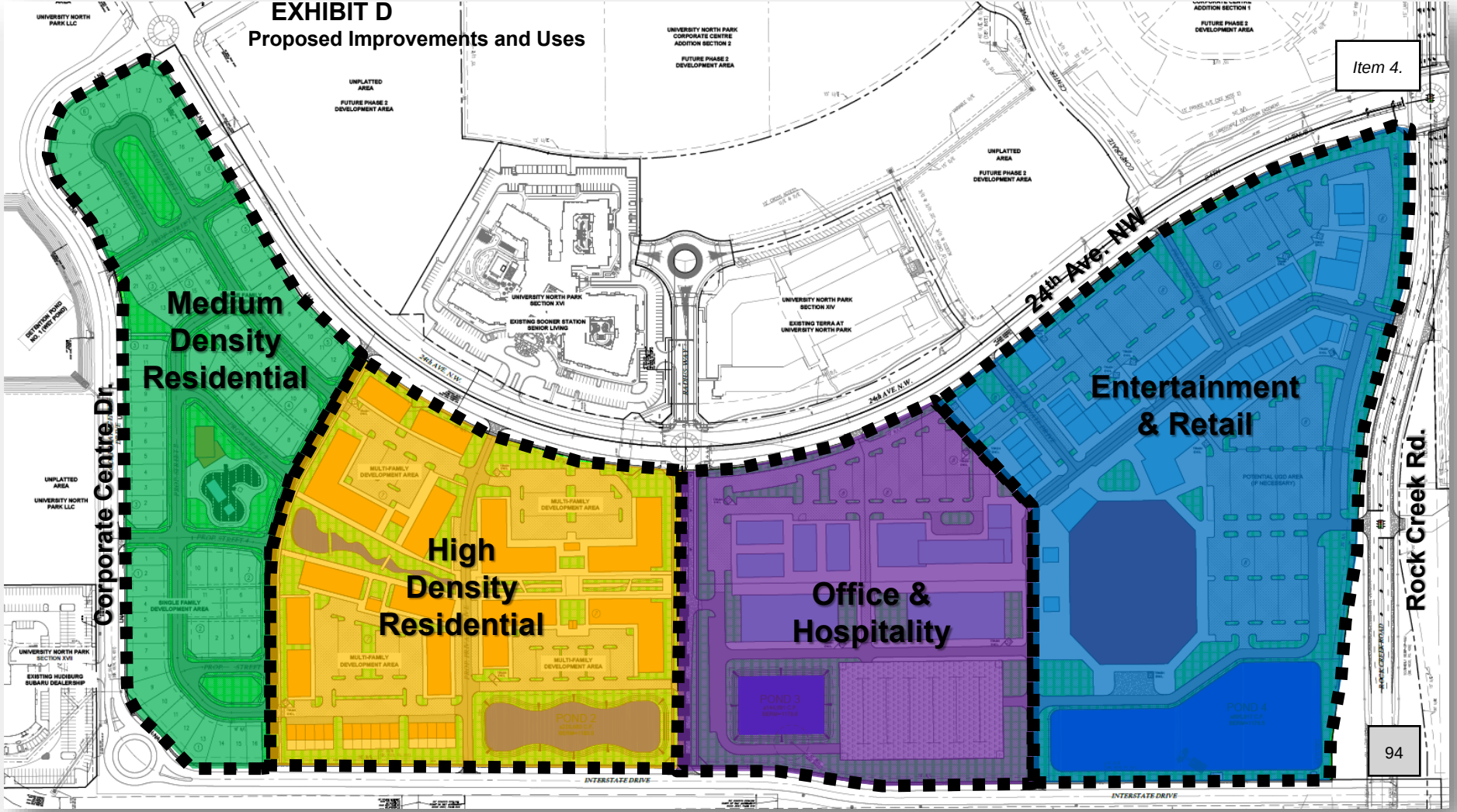
C-1 C-2 8182-70*
O-1 8364-7* 0102-5*

EXHIBIT D
Proposed Improvements and Uses



Oklahoma Department of Commerce

Economic Impact of Norman TIF District

Research and Economic Analysis Division

Aldwyn Sappleton and Jon Chiappe
4-3-2024

Economic Impact Methodology Summary

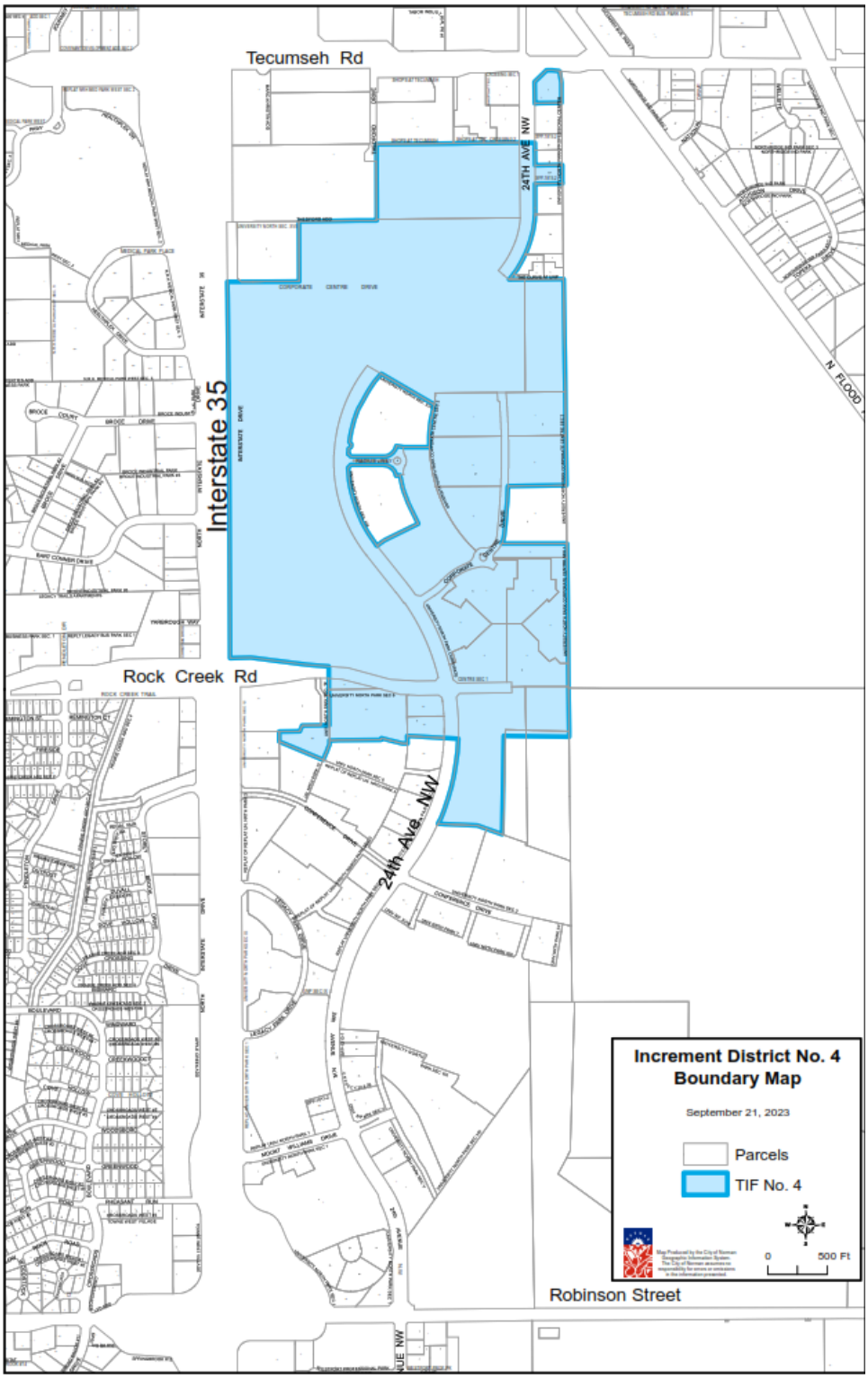
This report is based on estimates from key stakeholders that have provided building and operations costs of facilities included in the OU Foundation plan (See Appendix 2), along with proposed Norman Economic Development Coalition (NEDC) developments that have provided some level of commitment should the tax increment finance (TIF) area (see appendix 1) and arena be approved. The NEDC development primarily consist of a restaurant, a recreational/entertainment facility and a Weather Museum. The impact result reflects how each development has a staggered timeline that may not span the full life of the TIF. The National Weather Museum is a great example of an operation that was estimated to only capture 13 to 15 years of payments during the TIF. However, the impacts do span further outside timeline of the TIF. The estimate on the operations involved significant planning and adjustments to primarily include projects or operations that have a strong chance of meeting the proposed timelines in the development. Some operations did not have sales estimates but did have property tax calculations due to lack of scaling details. In this report there were no additional estimates on likely personal property that should be purchased to furnish and facilitate business operations within the proposed operations. Property values are estimated to increase 3% each year but are heavily offset by a depreciation schedule plus NPV discount rates to factor the time-value of money or cost of capital. A similar 3% growth was assumed for sales tax in the larger sales scenarios, but the discount rate fully covers that increase with an additional dampening effect evident in the net present value calculations.

The key figures for employment and GDP were generated using the REMI PI+ economic impact modeling tool. This tool is a dynamic policy model that takes into consideration cannibalization, business cycle, inflation and other regional and national factors. The GDP dollars communicated are in 2012 chained dollars, but inputs were pegged to 2022 dollar value. This economic impact report also considers the construction activities proposed in the overall TIF development (see appendix 1). Construction impacts are temporary in nature and will fade away shortly after construction activities have ended and workers move on to other geographies and/or projects. This report will look at employment, wages and GDP sales generated by the construction, and ongoing operation of businesses proposed by OU Foundation developers and the three NEDC prospects. Economic impacts are primarily influenced by three categories: direct, induced and indirect impacts. An analysis of the construction activities and ongoing operations of the University North Park developments (TIF area) yielded strong economic results. The results communicate the combined impacts from direct, indirect and induced activities. The direct impacts are measured by the direct jobs and investment listed by the developers. Those workers directly employed by proposed businesses earn wages that they in turn spend in the local economy (induced impacts from employee wages) to pay for food entertainment, housing and such. Indirect impacts occur when the proposed businesses spend significant dollars at local suppliers like Target, Crest, Home Depot, Lowes and others, on supplies to support their day-to-day operations. The impact results communicate the combined direct, indirect and induced impacts as a result of the proposed operations in the TIF.

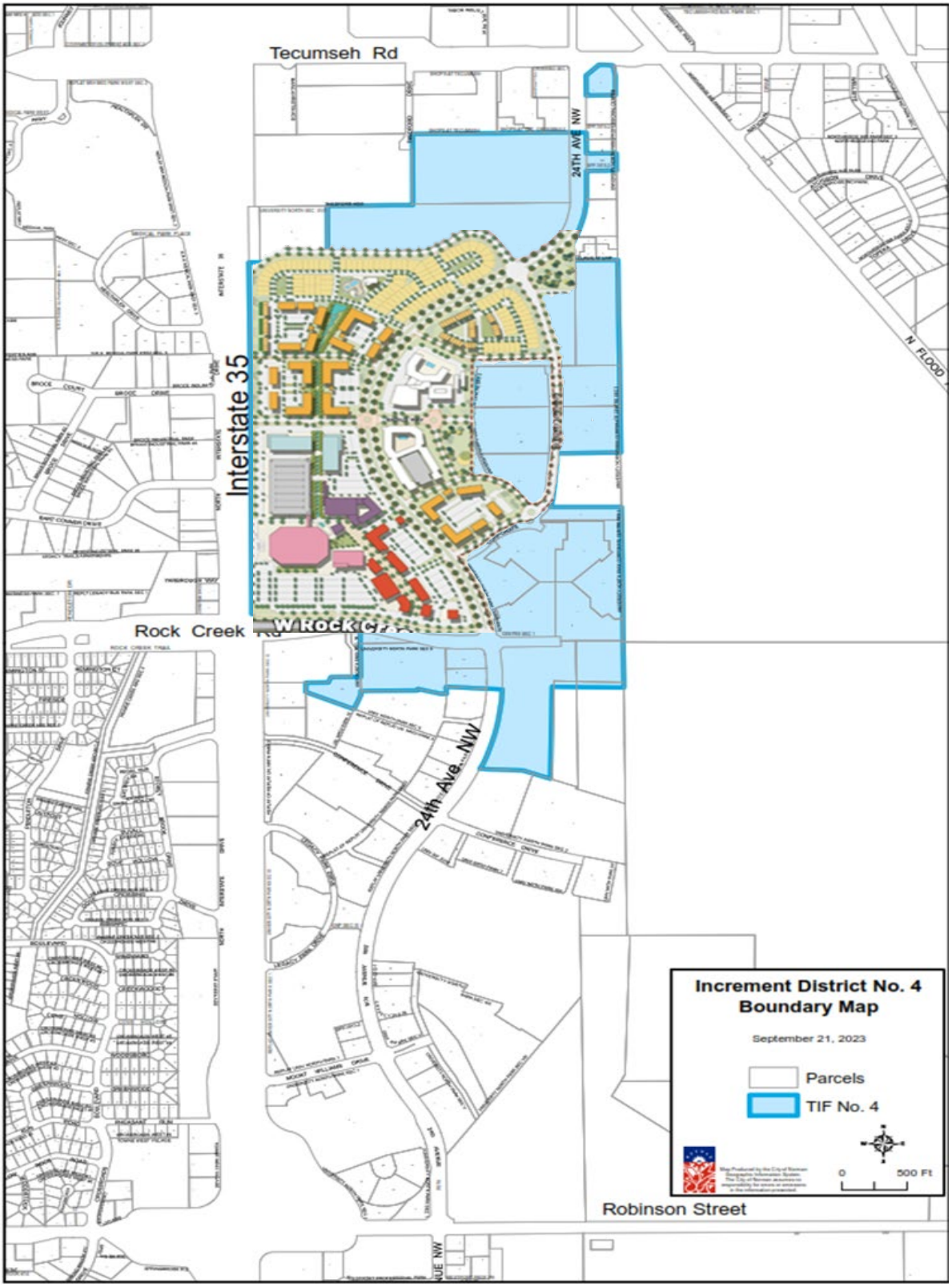
The estimates for property taxes and sales taxes are based on the direct estimates of sales or items subjected to sales tax during construction and operations of the facilities proposed to be located in the TIF. Additional developments outside the planned and measured impacts would yield higher results. Also, if the developments do not occur then estimated tax revenue and development costs would be reduced somewhat proportionally depending on the type of business operation. The exclusion of an Arena would have an outsized negative impact on the overall viability of the development.

The maps in Appendices 1 and 2 cover the proposed Project Area, but the current economic impact estimates are focused on planned developments within the Project Area.

Appendix 1: Map of proposed TIF District 4.



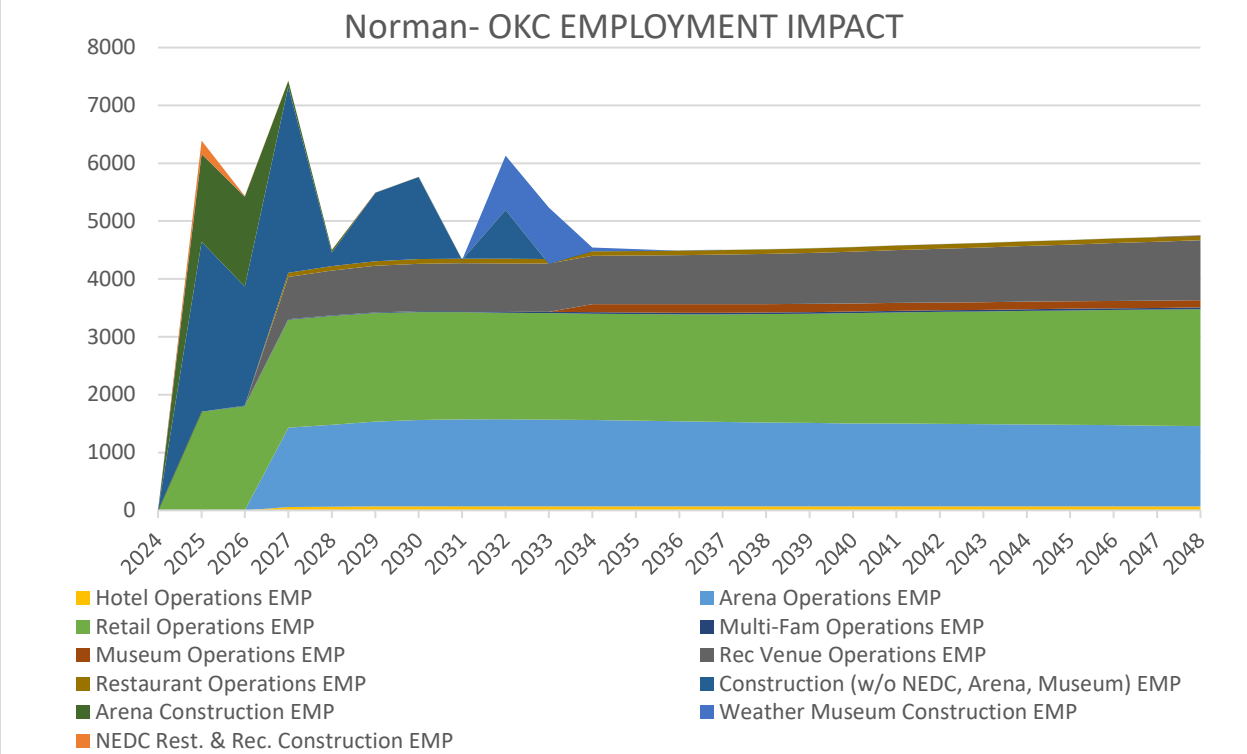
Appendix 2: Map of the OU Foundation Property overlayed onto TIF District 4.



Employment Impacts

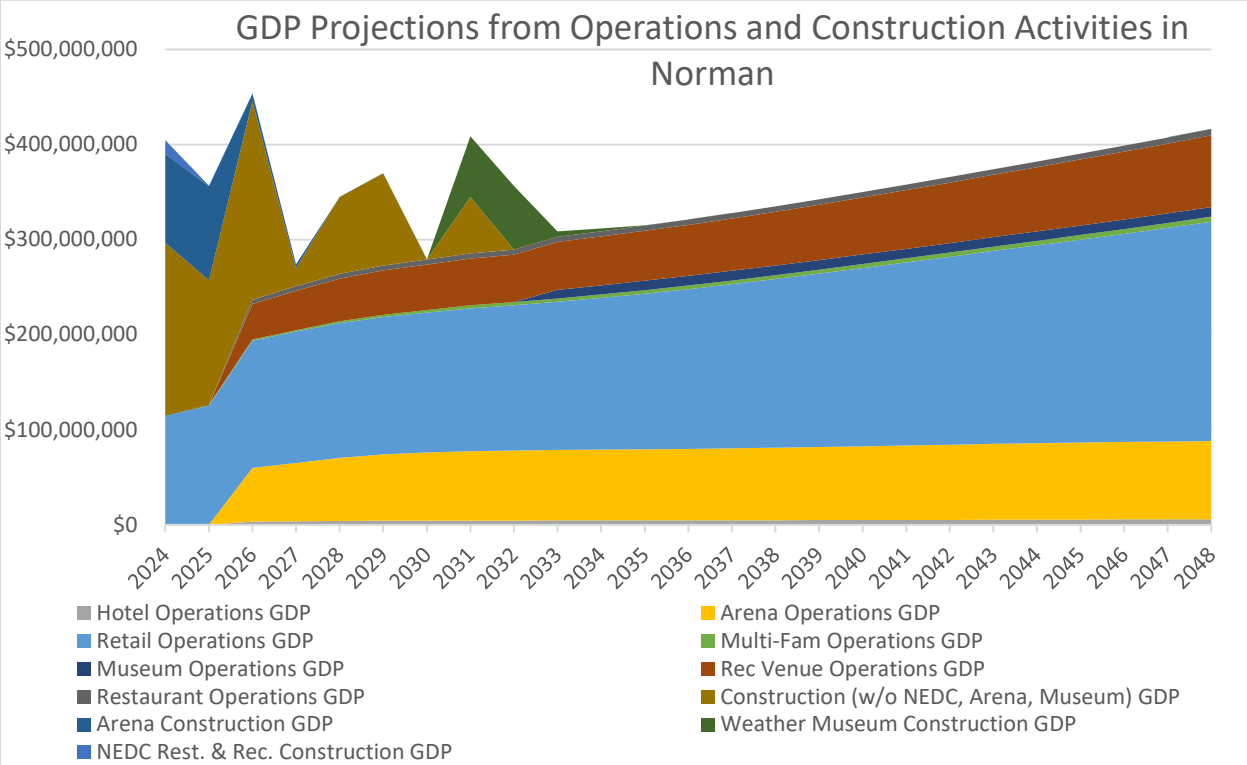
Employment impacts are estimated to top well over 7,400 jobs during peak construction periods. Construction without the NEDC projects would reduce the overall jobs impact to over 6,600 jobs. As illustrated in the chart below, those construction activities are temporary in nature and will fade over time, leaving sustained impacts that occur from the day-to-day operations of the proposed businesses in the TIF area. The construction employment increases roughly 8 to 10 years into the TIF based on estimated construction of the weather museum. After temporary construction activities have faded, the jobs impact from the current development plan is estimated to average over 4,600 jobs.

The full scale of jobs growth projected in this impact report will not be limited to Norman; surrounding communities and the state of Oklahoma are poised to be impact with net new overall job growth.



Gross Domestic Product (GDP)

The proposed NEDC and OU Foundation developments are estimated to add significant dollars in the local economy through construction activities and then the on-going operations of the businesses located in the TIF district. As with employment, construction activities are temporary in nature and contribute to significant spikes in the first half of the TIF – as construction fades, the longer-term effects from the day-to-day business will remain. Peak construction shows a high $454M in GDP added to the local economy. In post construction years that addition to GDP averages over $350M per year from normal operations.



The impact without the NEDC projects would be roughly $411M at peak construction and an average of $285M in GDP in the post construction years of the TIF.

FISCAL IMPACT

Ad Valorem

Total Potential Property Tax

Based on the initial value of the infrastructure planned by OU, NEDC and other developers the estimated property tax on those facilities are expressed in the chart below. The chart is reflective of lower property taxes over time due to depreciated property values. Personal property like machinery and equipment unique to business operations were not included with this analysis.

OU Foundation Valuations

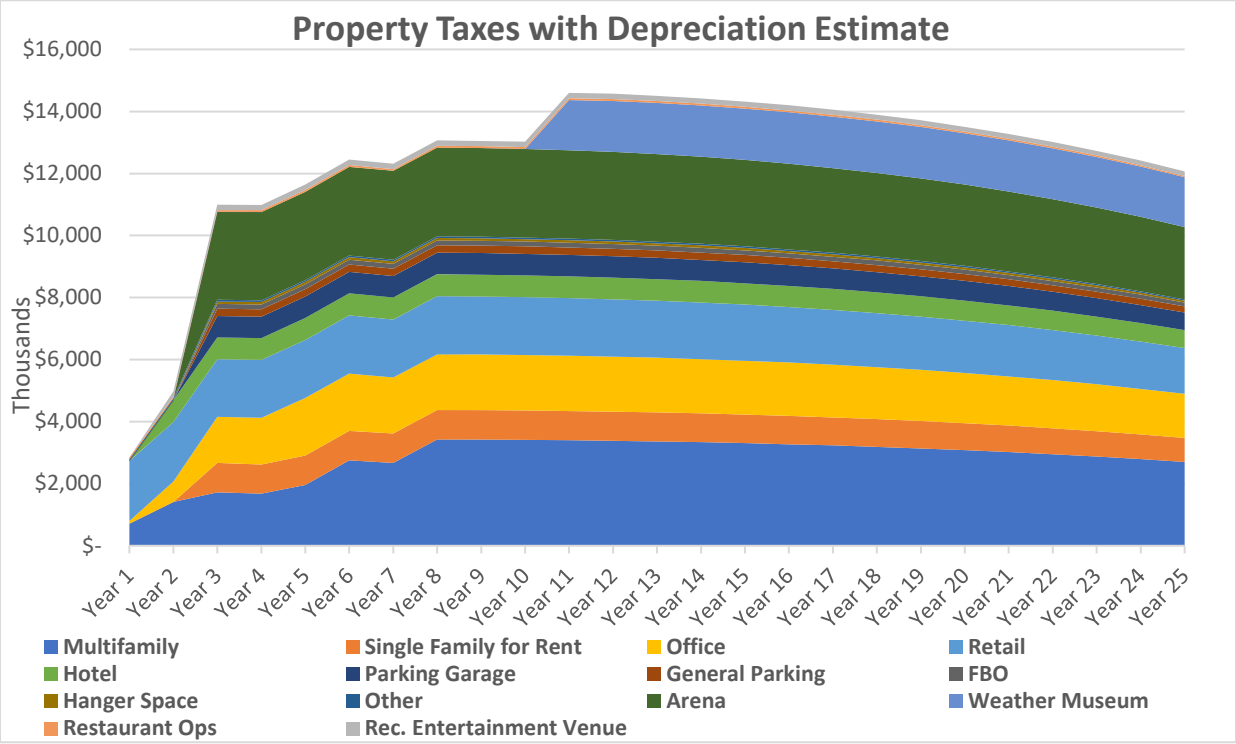
Over the life of the TIF, over $277 milion is estimated to be generated from property taxes alone. Without depreciation, that total potential tax would be much higher at $425 million.

- Total Potential Property Tax $425,213,366 (arena pays taxes thru a PILOT)
- Total with Depreciation $280,593,521
- **Total NPV (5%) with Depreciation** **$169,264,657**

With NEDC Properties Valuations

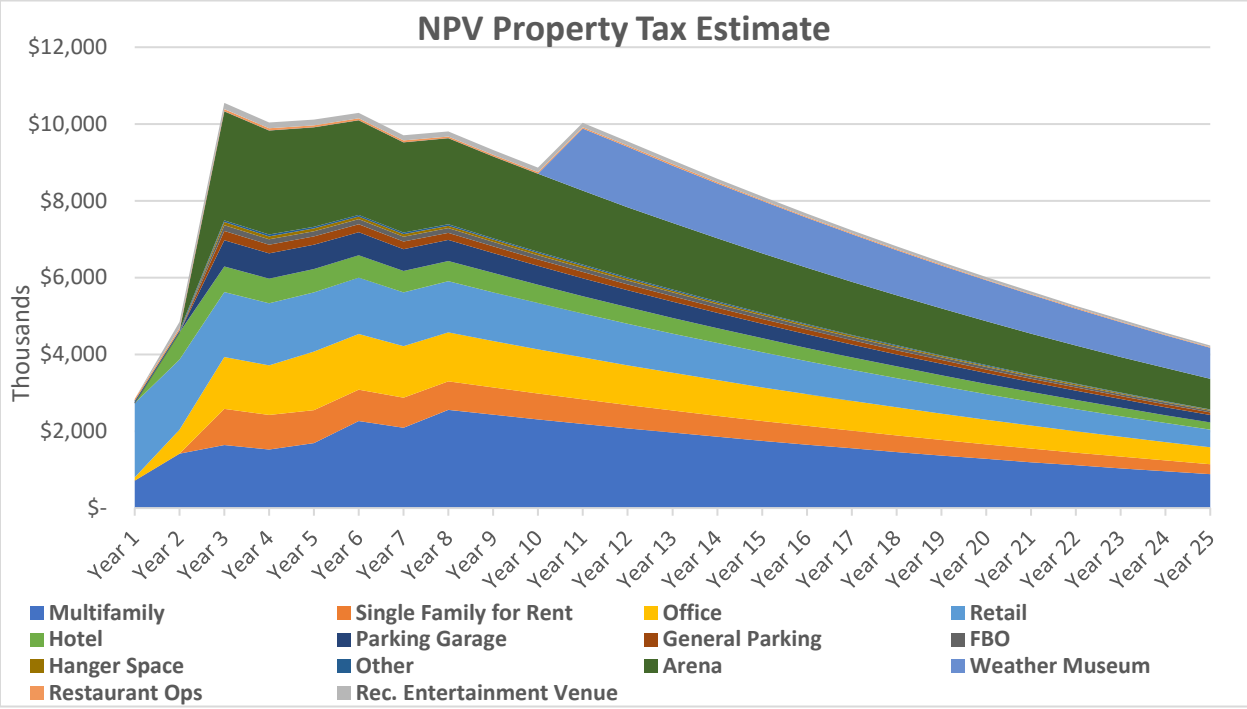
Over the life of the TIF, over $310 milion is estimated to be generated from property taxes alone. Without depreciation, that total potential tax would be much higher at $455 million.

- Total Potential Property Tax $463,145,932 (arena pays taxes thru a PILOT)
- Total with Depreciation $310,621,784
- **Total NPV (5%) with Depreciation** **$190,506,418**



Net Present Value (NPV) of Direct Property Taxes

The Net Present Value of Property Taxes factoring depreciation over the life of the TIF would lead to a relatively smaller return on taxes over time, mainly due to the time-value of money. The chart below shows peak taxes generated over the life of the TIF when projects come online. The overall NPV is over $169M for the original OU Foundation plan and over $190 million in property taxes with NEDC projects added.



- Total Potential Property Tax $425,213,366 (arena pays taxes thru a PILOT)
- Total with Depreciation $280,593,521
- **Total NPV (5%) with Depreciation** **$169,264,657**

With National Weather Experience Museum $115M facility

- Total Potential Property Tax $30,073,439 (15 Years of TIF start 2033)
- Total with Depreciation $24,646,488
- **Total NPV (5%) with Depreciation** **$17,922,737**

With NEDC Tecumseh Restaurant – Email commitment from large restaurant group

- Total Potential Property Tax $2,050,527 (23 Years of TIF)
- Total with Depreciation $1,416,866
- **Total NPV (5%) with Depreciation** **$889,661**

With NEDC Recreational Entertainment Venue – LOI received

- Total Potential Property Tax $5,808,599 (23 Years of TIF)
- Total with Depreciation $3,964,910
- **Total NPV (5%) with Depreciation** **$2,429,363**

Summary of Property Taxes- NEDC

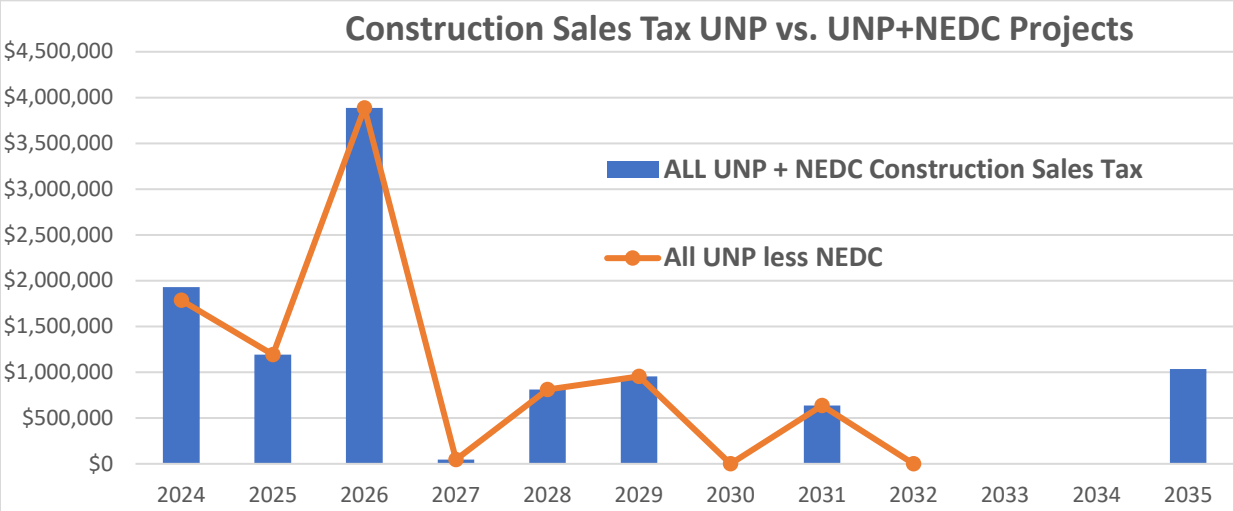
- Total Potential Property Tax $37,932,566 (Museum et al- All Private Ownership and/or pays taxes thru a PILOT)
- Total with Depreciation $30,028,263
- **Total NPV (5%) with Depreciation** **$21,241,761**

Grand Total Property Tax Estimate

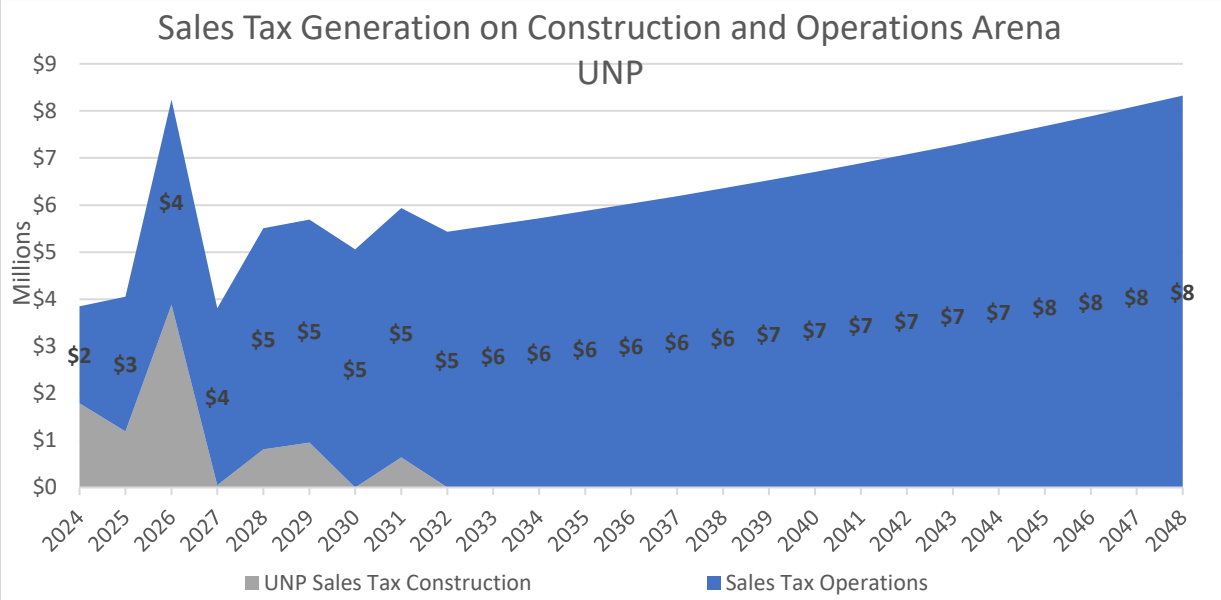
- Total Potential Property Tax $463,145,932 (arena pays taxes thru a PILOT)
- Total with Depreciation $310,621,784
- **Total NPV (5%) with Depreciation** **$190,506,418**

Sales Tax Estimates

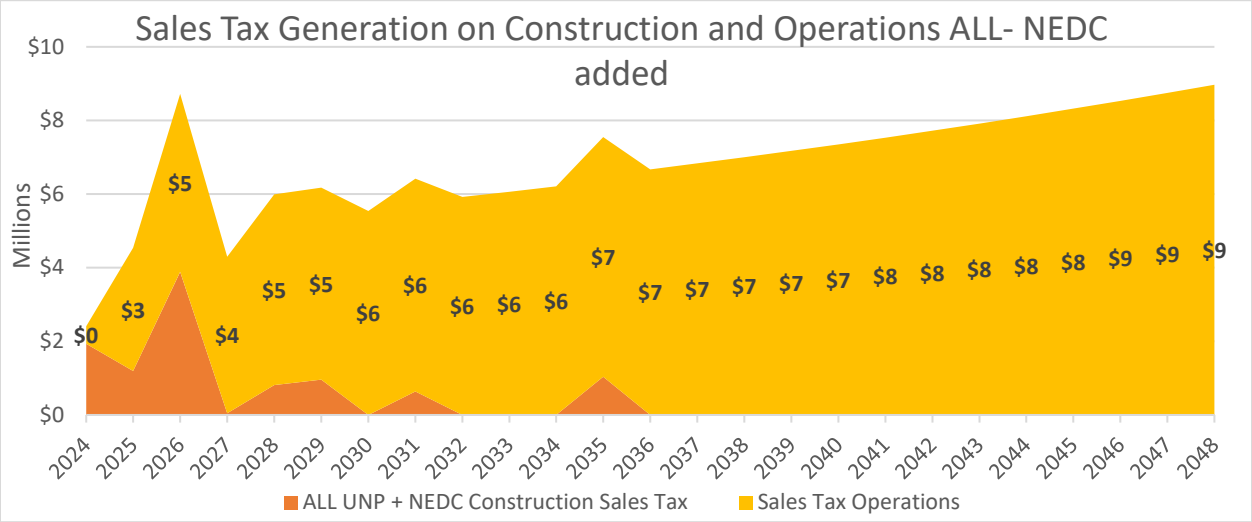
With a preliminary look at only construction sales taxes so far, we are estimating that just under $9 to $10.5 million in local sales taxes will be generated from construction activities through the proposed developments. This estimate assumes roughly 30-35% of the construction costs are spent in the TIF district on building materials that are subject to sales taxes. Other sources such as RSMeans show materials cost at over 45% for multifamily production as an example. The chart below shows construction sales tax with and without the NEDC projects based on a conservative material cost ratio.



Should Norman apply and get approval for programs such as the Leverage Act, the full amount of construction sales tax could potentially be leveraged and matched by the state. Additionally, sales taxes from operations over the life of the TIF is estimated to be a steady number. When considering all sales subjected to sales taxes, roughly $148M is estimated to be generated from the Arena and other projects in the OU Foundation plan for the University North Park area (see chart below).



With NEDC properties and the Weather Center Museum, roughly $12M in net new sales taxes are estimated to be generated over the life of the TIF. The total sales tax from operations is estimated to be over $160M over the life of the TIF. When the construction sales taxes are added, the grand total sales tax is estimated to be over $157M without the NEDC projects and over $170M in sales tax with all UNP, Arena and NEDC projects combined (see chart below).



Again, based on performance, those funds could be leveraged to maximize matching state funds.

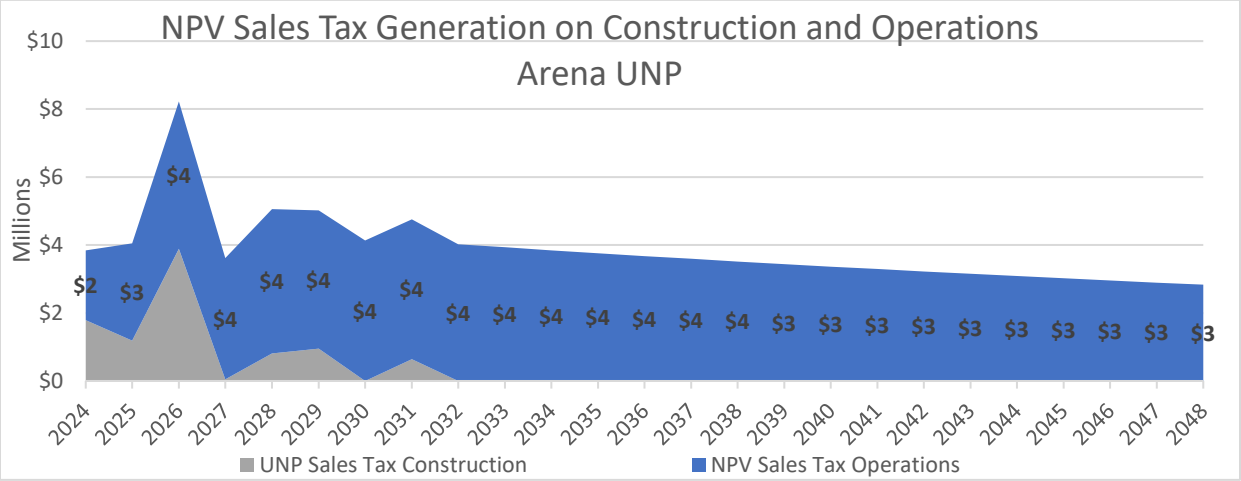
Summary estimate of overall sales tax generation through the life of the TIF

- UNP OU Foundation developments including the Arena
  - **$148M** in operations sales tax
  - **$157M** in construction and operations sales tax

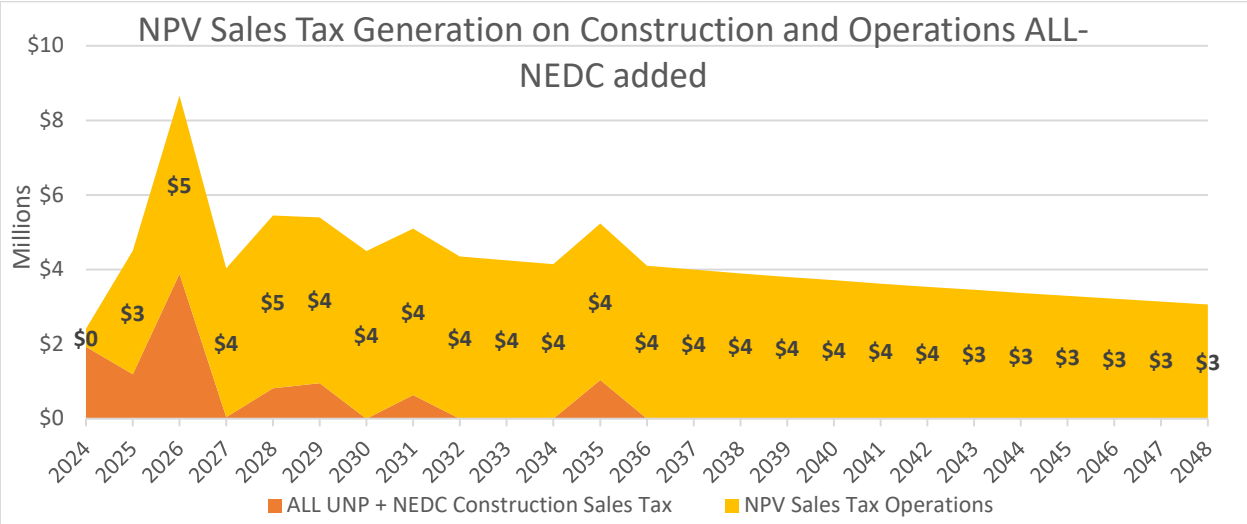
- All NEDC developments and OU Foundation development projections
  - **$160M** in operations sales tax
  - **$170M** in construction and operations sales tax

NPV Sales Tax Breakdown

When considering the net present value of those sales tax dollars estimated to be generated over the life of TIF, the sales tax revenue for the Arena plus the original UNP developments reduces to $87M. When construction sales tax revenues are added in the total, NPV rises to $96M total for operations and constructions sales tax.



With the addition of the NEDC projects, including the Museum, Rec facility and restaurant, the total NPV estimate tax revenue will increase over the life of the TIF to $94M without construction sales tax and $104M with construction sales taxes added in.



Summary estimate of overall NPV sales tax generation through the life of the TIF

- **NPV** Arena plus UNP original developments
  - **$87M** in operations sales tax
  - **$96M** in construction and operations sales tax
- **NPV** All NEDC developments along with Arena and UNP projections
  - **$94M** in operations sales tax
  - **$104M** in construction and operations sales tax

Summary of Property and Sales Tax generation estimate

- UNP original developments plus Arena
  - **$280M** in property taxes
  - **$157M** in construction and operations sales tax
    - **$148M** in operations sales tax
  - **$438M Total Sales and Property Taxes**

- All NEDC developments along with Arena and UNP projections
  - **$310M** in property tax
  - **$170M** in construction and operations sales tax
    - **$160M** in operations sales tax
  - **$481M Total Sales and Property Taxes**

NPV Summary of Property and Sales Tax generation estimate

- **NPV** Arena plus UNP original developments
  - $169M in property taxes
  - **$96M** in construction and operations sales tax
    - **$87M** in operations sales tax
  - **$266M Total Sales and Property Taxes**

- **NPV** All NEDC developments along with Arena and UNP projections
  - **$190M** in property taxes
  - **$104M** in construction and operations sales tax
    - **$94M** in operations sales tax
  - **$295M Total Sales and Property Taxes**

EXHIBIT F

hunden partners

Cleveland County Multi-Purpose Event Venue

Market Demand, Financial Feasibility & Impact Study

May 3, 2024

Table of Contents

- **Introduction…….....3**
- **Executive Summary…….....4**
- **Economic, Demographic & Tourism Analysis…….....14**
- **Performance Venue, Entertainment & Events Market Analysis…..22**
- **Mixed-Use Market Analysis**
  - *Hotel Market Analysis…….....25*
  - *Residential Market Analysis……..32*
  - *Office Market Analysis…….....36*
  - *Retail/Restaurant Market Analysis……....40*
  - *Entertainment & Special Event Market Analysis……....46*
- **Case Studies……..51**
- **Demand & Financial Projections……..76**
- **Economic, Fiscal & Employment Impact…….....83**

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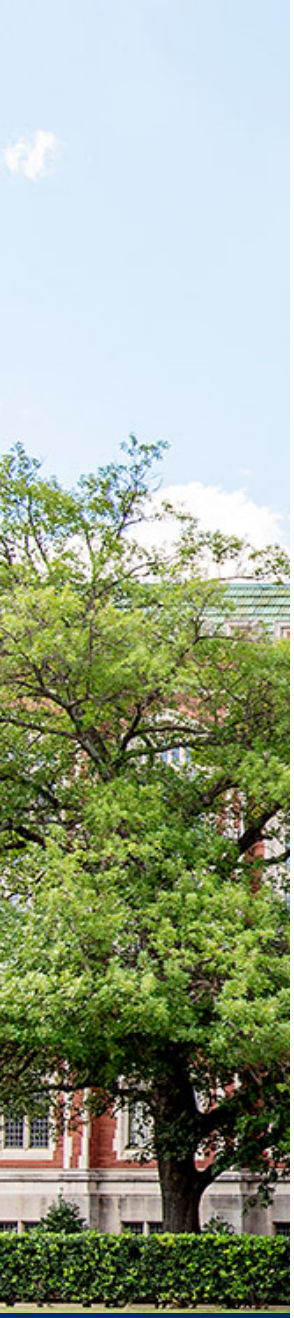

Introduction

The Cleveland County Industrial Development Authority engaged Hunden Partners to provide a financial feasibility and economic and fiscal impact study related to a proposed event venue and mixed-use entertainment district (Project) in Cleveland County, Oklahoma. This report includes a cost-benefit analysis of the Project, followed by recommendations for the mixed-use entertainment district immediately adjacent to the performance venue based on market conditions and best practices. The following highlights the key goals of the study:

- **Analyze** the destination and real estate metrics, including marketing and visitor metrics, current market performance statistics, and product offerings.
- **Review** existing research, development plans and other planning documents.
- **Identify** relevant local and national trends and comparable developments focusing on the best practices for arena anchored mixed-use districts.
- **Prepare Projections** for the economic, fiscal and employment impacts of the Project.

Executive Summary

Key Questions

- **Will the Project generate a net increase in out-of-town visitors to Cleveland County?**
- **Will net new, or recaptured, spending be generated in Cleveland County from the Project?**
- **What impact, if any, will financing the event venue have on the local taxpayer?**
- **Will there be cannibalization of spending in the surrounding retail stores, restaurants, hotels and entertainment venues?**
- **Are there concerts, family shows, and other events that could be held at the event venue that are currently not being accommodated in the market and if so, how many?**
- **Are there other comparable projects across the country that are successful and if so, what makes them successful?**

Project Overview

Executive Summary

Item 4.

The Project is located adjacent to I-35 and it includes the entirety of the approximately 269-acre proposed Rock Creek Entertainment District TIF #4, which includes about 121 acres of OU Foundation land, approximately 60 acres of land controlled by NEDC, and about 88 acres owned by others.

Hunden's analysis assesses the OU Foundation Development Program provided by Team Norman and the potential development that would likely occur on the additional land within the Rock Creek Entertainment District TIF #4.

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Executive Summary

Project Assumptions

This report assesses the financial feasibility and economic impact of a performance arena and event venue anchoring a compelling mixed-use entertainment district. Hunden was provided the OU Foundation Development Program from Team Norman, which is designated as the "Original Development."

In addition, Hunden made market-based projections of development that would occur on the additional land surrounding the development program proposed for the OU Foundation land. This additional development would increase the property and sales tax revenue for the Rock Creek Entertainment District TIF #4.

The table to the top right shows the OU Foundation Development Program and the program recommended by Hunden for the additional land, together forming Rock Creek Entertainment District TIF #4.

Cleveland County Development Program Summary (All Phases, 10-Year Build Out)
Rock Creek TIF #4 Entertainment District

Use	Original Development* 121 Acres	Additional Development within TIF#4 148 Acres	Rock Creek TIF#4 District Full Buildout 269 Acres	Unit
Performance Arena	10,500	-	10,500	Capacity
Retail & Restaurant	275,500	55,000	330,500	Square Feet
Hotel	150	120	270	Rooms
Multifamily	1,424	220	1,644	Units
Single Family For Rent	177	-	177	Units
Office	564,322	-	564,322	Square Feet
FBO	48,000			
Hangar Space	60,000	-	60,000	Square Feet
National Weather Experience	-	100,000	100,000	Square Feet
Central Community Plaza	38,000	-	38,000	Square Feet
Parking (Structured & Surface)	4,665	Parking Analysis Req.	-	Spaces

*Development program provided by OU Foundation & Team Norman
Source: Hunden Partners, OU Foundation, Team Norman

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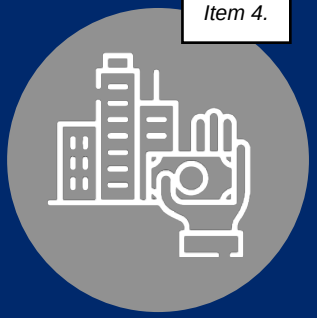
Executive Summary

Economic Impact Summary



Hunden's analysis assessed economic impact in two ways. First, Hunden assessed the conceptual net new economic impact the Project would generate for Cleveland County. Second, Hunden assessed the on-site fiscal impact which would contribute directly to the revenue streams of the Rock Creek Entertainment District TIF #4.

Conceptual Net New Impact to Cleveland County

- The conceptual net new impact from the Project shows the net new direct, indirect and induced spending, earnings and FTE jobs generated by the Project over a 25-year timeframe.
- The conceptual net new impact projections take into account cannibalized and recaptured spending that would likely occur.
- Hunden utilized the IMPLAN input-output multiplier model, which determines the level of additional activity in the Cleveland County economy due to the Project.

On-Site Fiscal Impact

- The on-site fiscal impact includes the tax generation that would occur from the development within the Rock Creek Entertainment District TIF#4. Hunden assumed that these include the ad valorem generated from commercial development within the district as well as the sales tax generated from on-site spending.

Conceptual Net New Impact to Cleveland County

25-Year Impact Summary

Over a 25-year period, the mixed-use entertainment district is expected to generate the impacts summarized in the table to the right for Cleveland County. These impacts are net new to the County and account for cannibalization and recaptured spending.

Hunden estimates that the OU Foundation Development Program will generate $3.7 billion in net new spending, $1.6 million in net new earnings, 1,513 FTE jobs, $2.9 million in county taxes, $546 million in City of Norman taxes, and $6,7 million of City of Moore taxes in the overall economy over a 25-year timespan.

Based on Hunden's market assessment for the additional development for the Project located in the Rock Creek Entertainment District TIF #4, the Project has the potential to generate an estimated $4.5 billion in net new spending, $1.8 billion in new earnings, 1,804 FTE jobs, $3.6 million in county taxes, $608 million in City of Norman taxes and $8.3 million in City of Moore taxes.

Construction impacts of the original development program would be robust. The Project is estimated to support 1,988 construction jobs within the county.

Construction Impacts - Original Development

Development Cost - Estimated	(milli
Labor (60%)	$7
Materials (40%)	$482
Total	$1,205
% Labor in Cleveland County	22%
% Materials In Cleveland County	11%
Construction Jobs in Years In-County	1,988
Taxes Generated	(millions)
State Sales Tax (4.5%)	$19.5
State Income Tax (wtd. 4.7%)	$33.3
Local Sales Tax (4.25%)	$2.3
Total	$55.1

*Total development cost was provided by OU Foundation and is based on Fair Market Value upon full-build out of the development

Source: Hunden Partners

Item 4.

25-Year Impact Summary | Cleveland County

	Original	Additional Development	Full Buildout TIF#4
Net New Spending	(millions)	(millions)	(millions)
Direct	$2,328	$516	$2,844
Indirect	$835	$164	$998
Induced	$534	$142	$677
Total	$3,697	$822	$4,520
Net New Earnings	(millions)	(millions)	(millions)
From Direct	$996	$136	$1,133
From Indirect	$328	$60	$389
From Induced	$253	$55	$307
Total	$1,577	$252	$1,829
Net New FTE Jobs	Average	Average	Average
From Direct	922	166	1,088
From Indirect	363	68	431
From Induced	227	58	285
Total	1,513	291	1,804
Net New Taxes	(millions)	(millions)	(millions)
Cleveland County			
Sales Tax (0.125%)	$2.9	$0.6	$3.6
Norman			
City Sales Tax (4.25%)	$92	$20	$112
City Hotel Tax (8%)	$8	$6	$13
Property Tax	$446	$36	$482
Total	$546	$62	$608
Moore			
City Sales Tax (3.875%)	$6.3	$1.4	$7.7
City Hotel Tax (5%)	$0.4	$0.3	$0.6
Total	$6.7	$1.7	$8.3

Source: Hunden Partners

On-Site Tax Impacts

25-Year On-Site Tax Impacts

The Rock Creek Entertainment District TIF #4 would utilize the on-site incremental property tax and and sales tax impact generated by the uses within the district.

The OU Foundation Development Program is estimated to generate $446 million in on-site property taxes and $116 million in sales tax revenue over a 25-year timeframe.

Additional development within the TIF is expected to occur on non-OU Foundation land. When accounting for this, the total on-site property taxes generated increase to an estimated $482 million and sales tax revenues increase to and estimated $138 million.

Hunden also showed the estimated on-site hotel occupancy tax revenue for the entire Project over a 25-year timeframe which totals $31 million for the City of Norman.

Hunden acknowledges that there would be a loss to the City of Norman general fund from the sales tax that will no longer be generated at Lloyd Noble. The sales tax generated at the new performance venue/arena will contribute to the Rock Creek TIF #4. However, Hunden expects this will be negated by positive benefits shown in the 25-Year Conceptual Impacts, which shows the estimated level of net new spending within the greater Cleveland County economy.

The Rock Creek Entertainment District TIF #4

25-Year On-Site Tax Impacts

	Original Development	Additional Development	Full Buildout TIF#4
TIF Capturable Taxes	(millions)	(millions)	(millions)
Property Tax	$446	$37	$482
Sales Tax	$116	$22	$138
Total Onsite Tax Impact	$561	$58	$620
	(millions)	(millions)	(millions)
City On-Site HOT Tax	$20	$11	$31

Source: Hunden Partners

The 25-year on-site tax impacts have not discounted back to present value and therefor do not represent the actual value of capital available for the construction of components of the Project. The local sales tax rate capturable within the TIF is 3% (Norman General Fund & City Capital Projects)

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Executive Summary

Headlines

1. **Market supported residential and commercial uses.** Market demand supports residential and commercial development within the Project.

2. **Market Need for a mid-sized event venue in the OKC metropolitan area.** Nationally, medium-sized venues with a capacity of between 2,500 to 10,000 seats are in demand. Promoters said that acts that want to play the OKC market but can't sell out the Paycom Center are forced to either perform in a venue that is too small to profitably meet demand for the entertainment act or alternatively avoid the market completely. Further, modern event venues which feature the closure of upper concourse levels to create a more intimate concert atmosphere have found success in routing many more shows through their doors.

3. **Impact of Concerts.** Privately managed collegiate venues that fill the calendar with entertainment acts have been shown to induce substantially more visitors to each market assessed, generating spending that 'but for' these performances, would not have occurred.

4. **Destination Hub.** Norman is lacking a central 'hub' of activity, or a destination for visitors and residents. There is a genuine opportunity for this Project to be that central hub.

5. **Catalyst for additional development.** The Project has the potential to be a catalyst for additional development within Norman and Cleveland County.

Executive Summary

Answers to the Key Questions

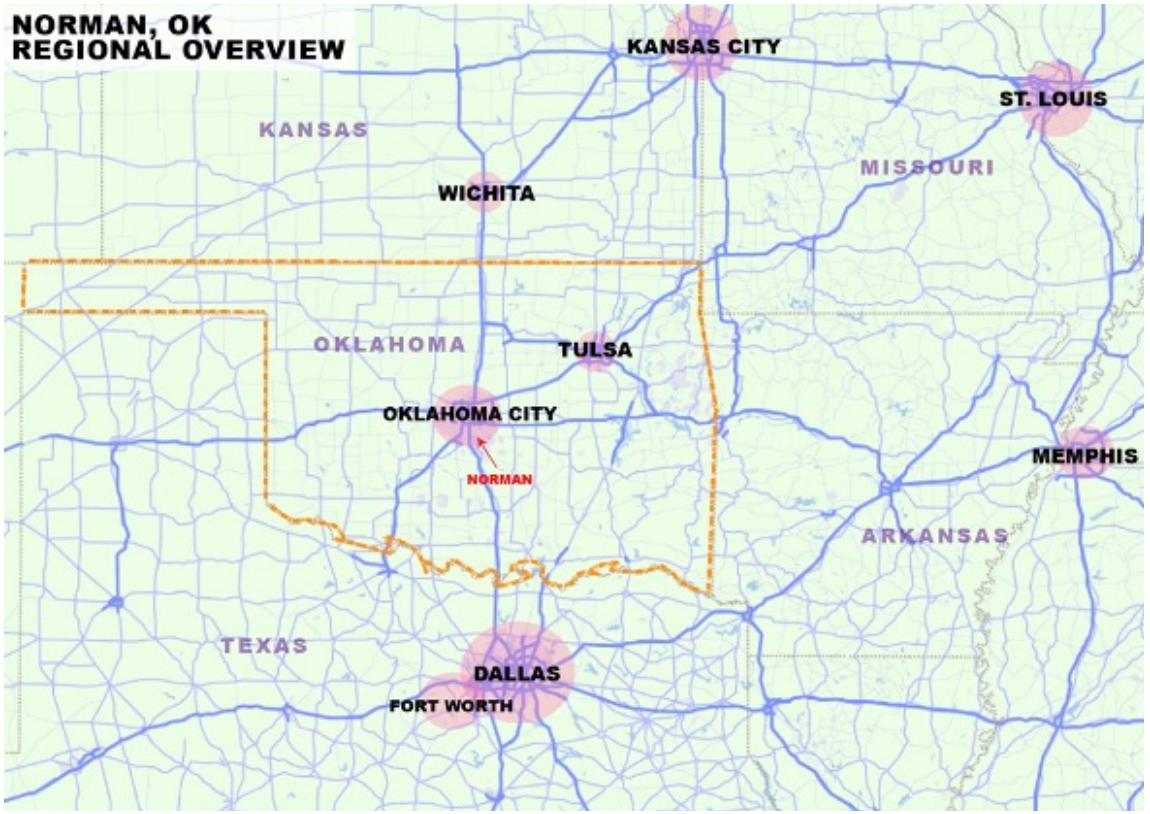
- **Will the Project generate a net increase in out-of-town visitors to Cleveland County? Yes, largely driven by the increase in promoted concerts, family shows, and other events and overall destination draw.**
- **Will net new, or recaptured, spending be generated in Cleveland County from the Project? Yes.**
- **What impact, if any, will financing the Event Venue have an on the local taxpayer? Based on the development program provided by the OU Foundation, Hunden expects that there is a strong opportunity for the Project to have no impact to the local taxpayer.**
- **Will there be cannibalization of spending in the surrounding retail stores, restaurants, hotels and entertainment venues? Yes, Hunden accounted for the cannibalization of spending but believes the Project will recapture a comparable amount of spending that currently leaves Norman and goes to OKC.**
- **Are there concerts, family shows, and other events that could be held at the Event Venue that are currently not being accommodated in the market and if so, how many? Based on Hunden's market assessment the venue is projected to host 25 concerts, family shows and comedy acts upon stabilization.**
- **Are there other comparable projects across the country that are successful and if so, what makes them successful? Yes, typically the success is driven by strong management and a flexible design that accommodates a variety of event types.**

Economic, Demographic & Tourism

FOCUS

Evaluate the Project site area and Norman's position as a center of economic activity, related to resident population and business location growth, accessibility, and as a destination for visitors.

- Located in central Oklahoma, approximately 20 miles south of Oklahoma City, Norman has emerged as Oklahoma's third largest city.
- The project site is located in a prime location, offering easy access to major transportation routes such as Interstate 35, U.S. Highway 77 and State Highway 9.
- The population reaches nearly 1.5 million within a one-hour drive time of Norman and nearly 11 million with a three-hour drive time. The three-hour drive time captures markets such as Tulsa, Dallas, Texas, and Wichita, Kansas.
- Traffic counts are robust along the I-35 corridor with an average of 69,000 cars per day traveling both north and southbound.



Population & Growth

Population growth across the Oklahoma City MSA significantly outperformed the US and state of Oklahoma average from 2010 to 2023.

University of Oklahoma

The University of Oklahoma brings in significant activity to Cleveland County and the city of Norman, offering the area the potential to grow its tourism assets. The area has a variety of offerings that cater to a variety of markets, including young families and adults.

Leakage

Norman residents and visitors will travel to Oklahoma City for additional entertainment and dining options due to the lack of supply within the City of Norman.

The average distance of an entertainment venue from the project site is approximately 18 miles away.

Education & Skills

The educational attainment level for bachelor's and master's degrees in Norman are higher than the US, state and county averages. Areas with higher educational attainment levels often comprise of higher-paying careers and stronger public schools, which help to attract more affluent families and individuals.

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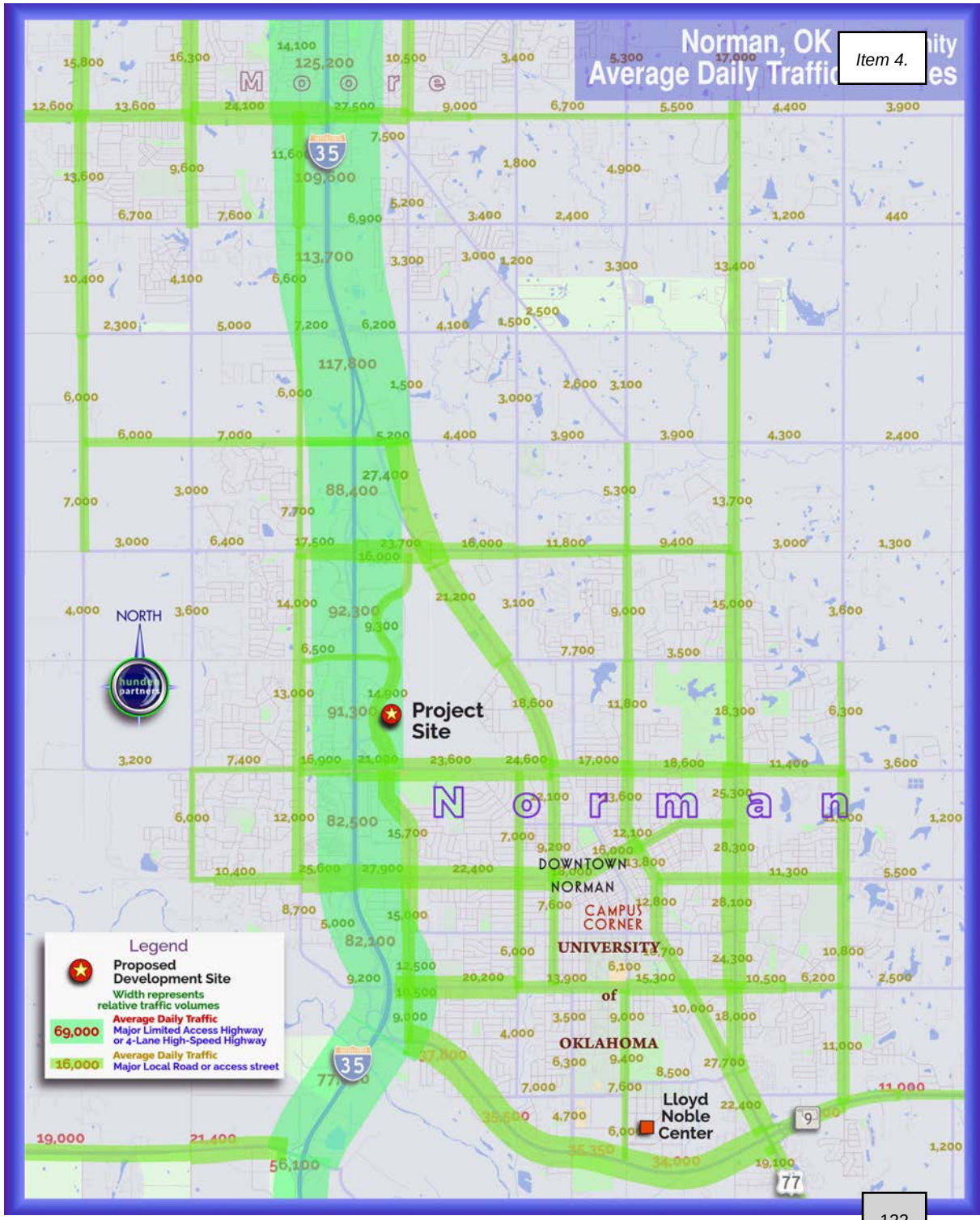
Local Traffic Counts

I-35 will remain one of the busiest thoroughfares in the entire southern side of the metro area and south of downtown OKC. The development and event venue will be seen easily by the area's travelers and commuters.

- Traffic counts bolster the strength of the site as a location for a large event venue.
- Even with the new toll turnpikes being built near and around Norman's east side, those new highways will never have nearly the traffic volumes and visibility that I-35 has currently. The south end of the metro-area highway loop should help traffic from the west and east sides get to an event venue in Norman, once built.
- The site is better than the current Lloyd Noble Center for travelers going to games, although college kids will no longer have an on-campus event venue to go to, and it may lack some of the college campus vibe.
- Norman's event venue will be able to get mid-sized shows that the entire central Oklahoma market can easily get to.



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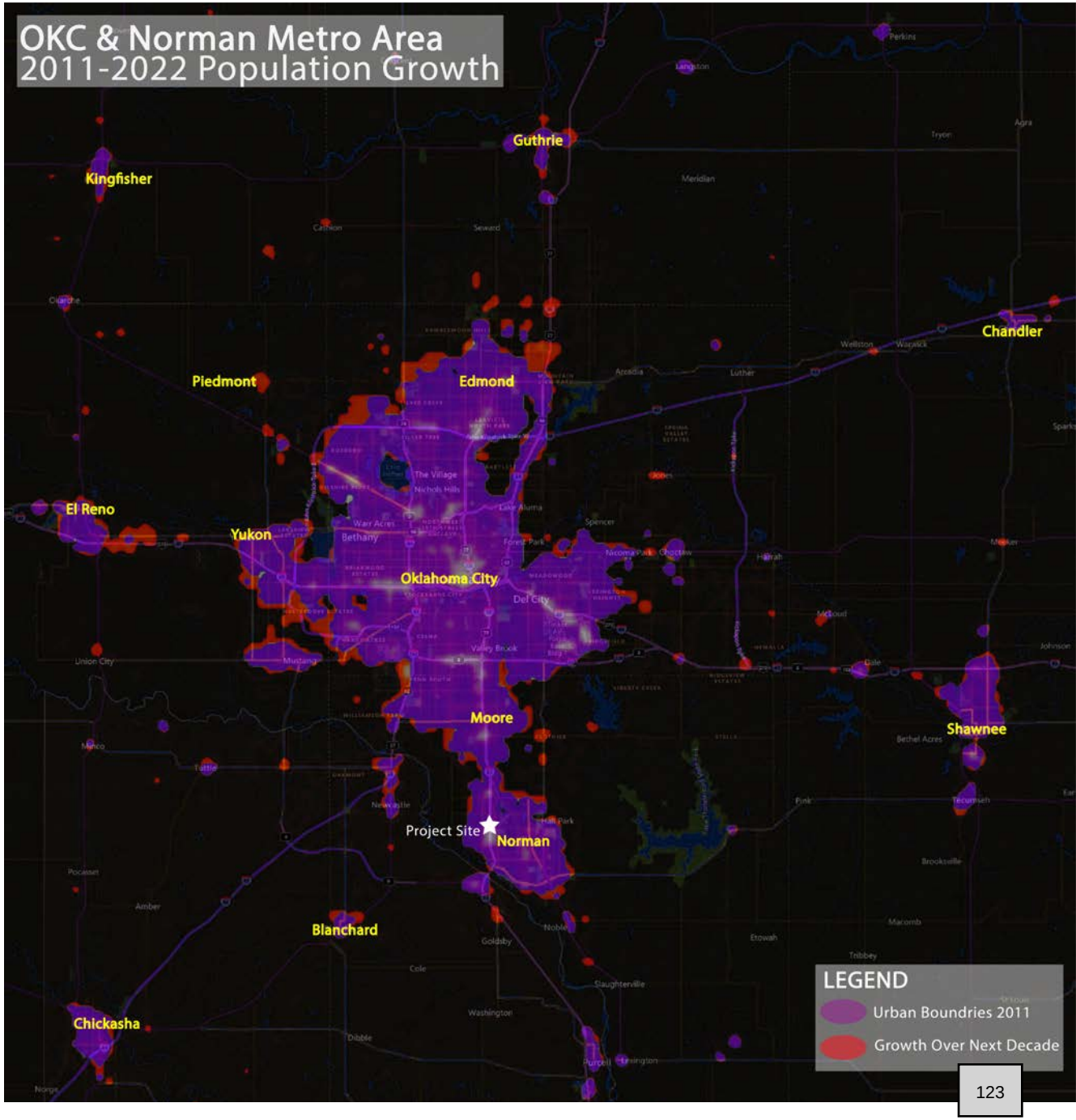
Regional Area Growth

Over the past 11 years the OKC & Norman metro area has grown significantly, which is a good sign for an arena development's future stability.

- Residential growth is occurring at the greatest rate on the north and west sides of Oklahoma City (in and around Edmond).
- The south side is also experiencing expansion, notably in the spaces between Norman and Moore, and on Norman's east periphery.
- Overall, an event venue's marketplace is the entire media broadcast marketplace, not a specific submarket or side of town, and the events will attract its audience from anyplace within that market, as long as it is familiar and easily accessible from a major highway.
- This location's high visibility potential enhances the venue's prospects of attracting touring shows because of the logistical needs of funneling a large number of vehicles to and from the Site, as well as for loading trucks required to transport touring acts.



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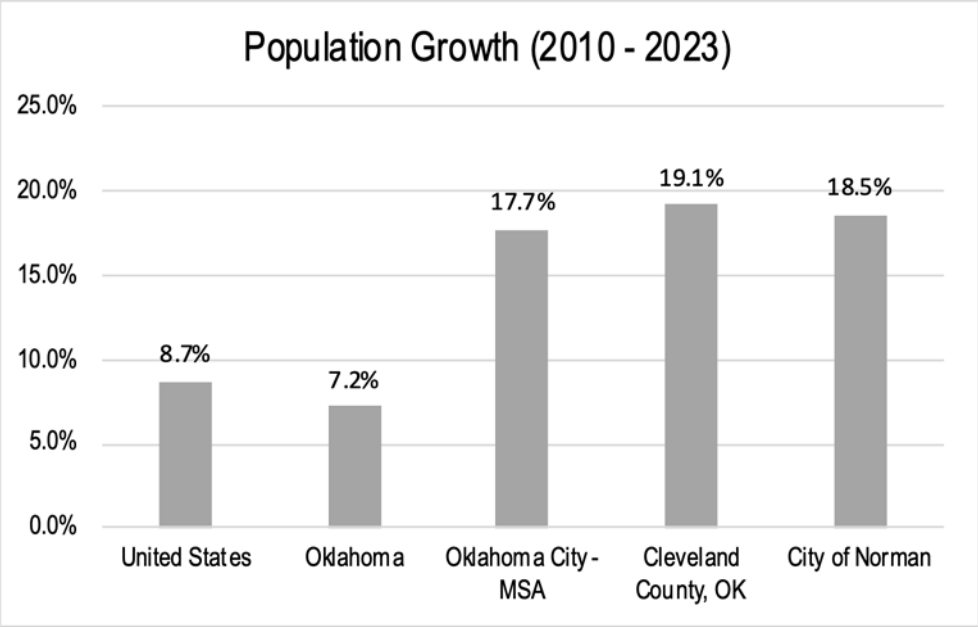
Economic, Demographic & Tourism

Item 4.

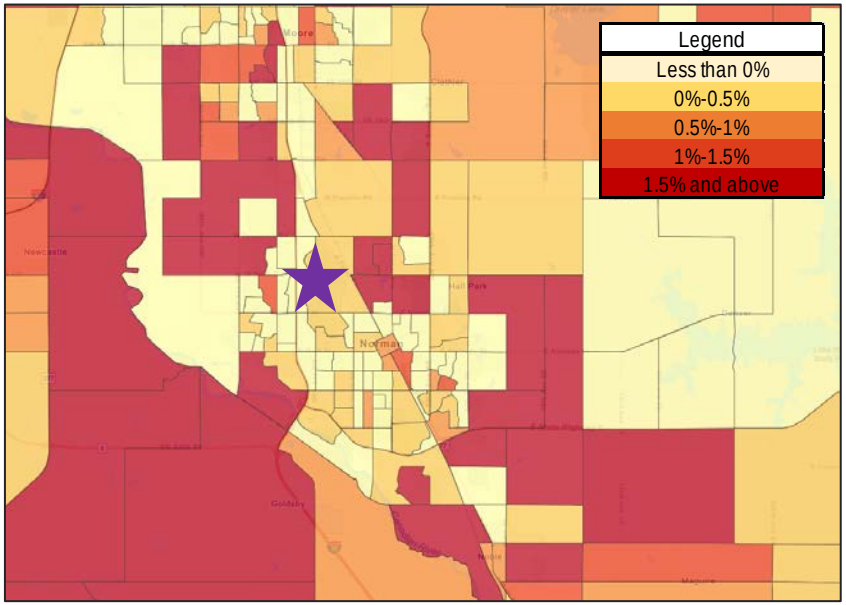
Population & Growth

- Although downtown Norman sees minimal population growth and a lower median household income than surrounding areas, cities such as Goldsby, Hall Park and Newcastle are seeing significant population growth and median household incomes above $89,000. Several of these areas can help generate consistent activity for the project.
- In comparison to the state of Oklahoma, Norman has higher median household incomes. Paired with its educational attainment levels, this data indicates that Norman and Cleveland County are home to several affluent neighborhoods. With higher levels of disposable income, households are more likely to spend money on entertainment and events related to the Project.

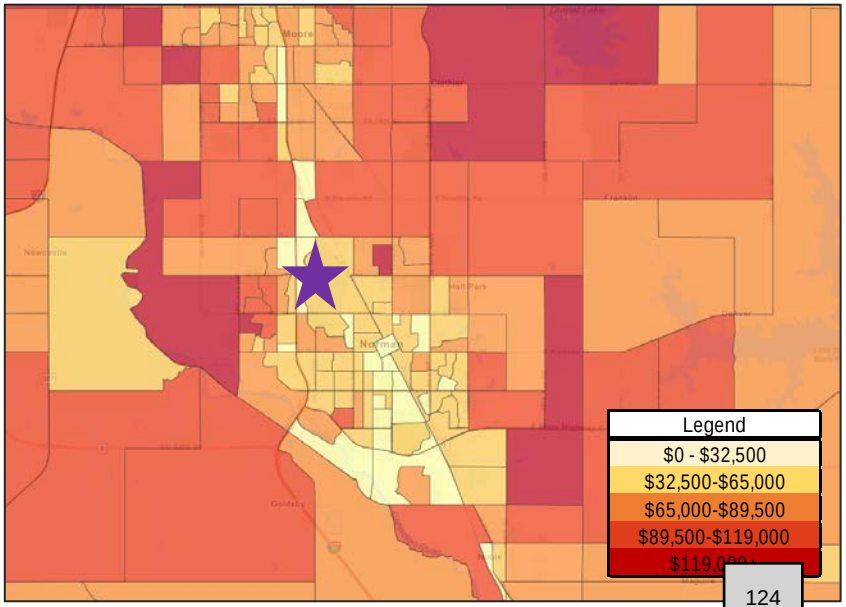


Population Growth Projection

2023 - 2028



Median Household Income 2023



University of Oklahoma

Year Founded: 1890

Current Enrollment: 32,676

Highest Degree: Doctorate

Core Campus Acreage: 3,326 acres

University of Oklahoma (OU) is a public research university, located on three campuses in Norman, Oklahoma. It has the largest enrollment within the state of Oklahoma.

- **In State Tuition**: $36,412
- **Out of State Tuition:** $53,482
- **Athletic Conference:** Big 12 Conference, SEC (2024)

OU has seen an increase in total enrollment since 2020, with more than a three percent increase from 2022 to 2023 in the fall semester. Total enrollment for fall 2023 was approximately 32,676 students and approximately 29,920 students in the spring. The City of Norman, like many college towns, face challenges with seasonality of student populations.

As of 2024, OU has joined the Southeastern Conference (SEC) which is expected to significantly impact the athletics environment.

Lloyd Noble Center Visitation Analysis

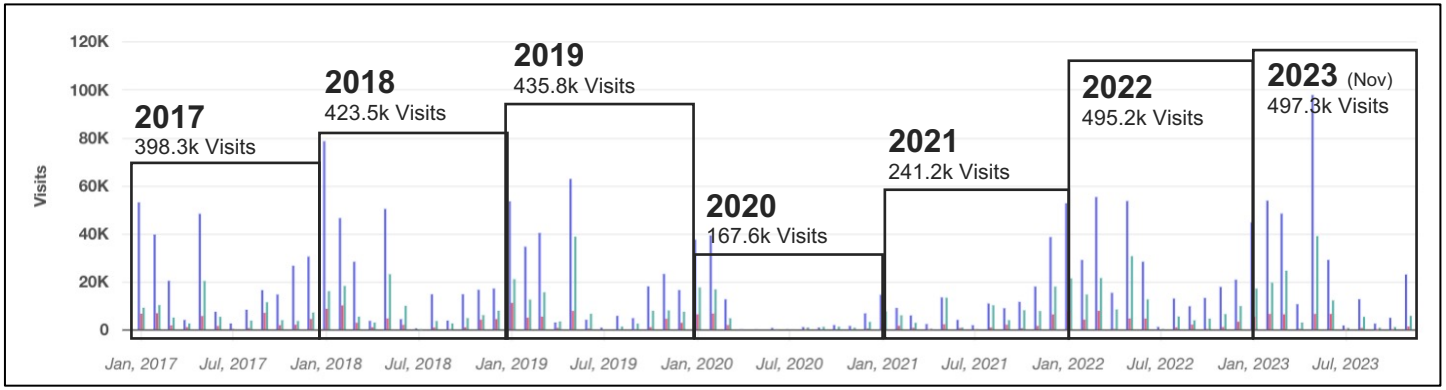
Hunden utilizes Placer.ai which is a geofencing platform that monitors selected points of interest (POIs). The following points highlight key headlines from the geofencing analysis of the Lloyd Noble Center in 2022:

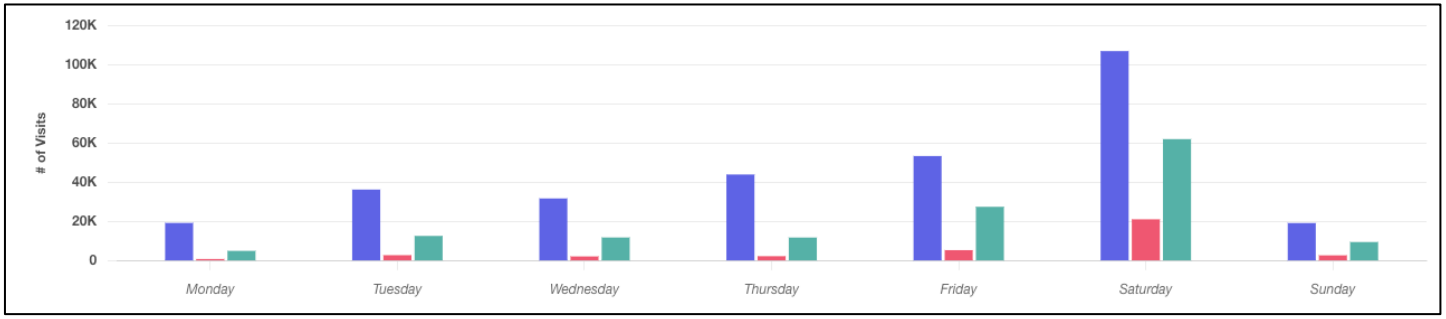
Nearly 64 percent, or 311,258, of total visits to the Lloyd Noble Center came from within 50 miles. Long distance visitation from over 100 miles encompassed nearly 29 percent of total visits, with 141,047 total visits.

Lloyd Noble Center - Total Visitation
January 1st, 2022- December 31st, 2022

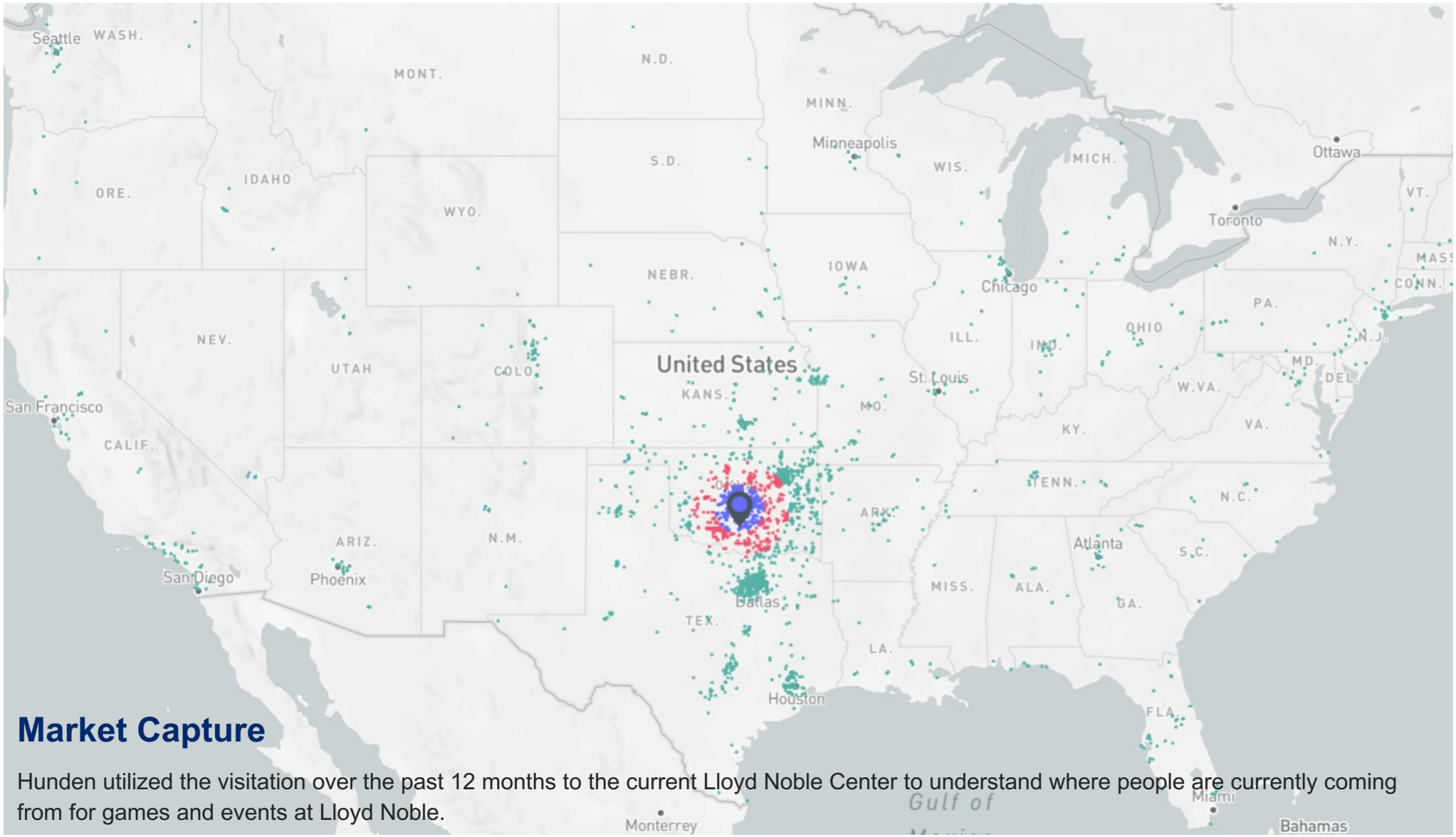
Visitor Origins by Distance from Site (Colors correspond to charts & maps)	Total Visits: Est. Number of Visits	Total Visits: Percent of Total Visits	Total Unique Customers: Est. Number of Customers	Total Unique Customers: Percent of Total Customers	Avg. Visits per Customer
Locals - Within 50 miles	311,258	63.5%	162,061	57.8%	1.92
Regional Distance - Over 50 miles & Less Than 100 miles	38,241	7.8%	26,995	9.6%	1.42
Long Distance only - Over 100+ miles	141,047	28.8%	91,529	32.6%	1.54
Total Visits	490,546	100.0%	280,585	100.0%	1.75

Source: Placer.ai





Performance Venue, Entertainment & Events Market



Market Capture

Hunden utilized the visitation over the past 12 months to the current Lloyd Noble Center to understand where people are currently coming from for games and events at Lloyd Noble.

Placer registers a new “home” for a cell phone owner after 30 days of being at a new city every night. Thus, for each arena there is a slight overestimation of out-of-county and out-of-state visits during the initial events of the school year.

Key Highlights

Economic, Demographic & Tourism

Norman Snapshot

Local market area characteristics such as population, demographics, a diversified economy, access and attractions influence the potential demand for tourism developments as well as the overall attractiveness of an area to any potential visitor or group.

The project site is located in a prime location, with easy access through major interstates. The three-hour drive time captures markets such as Tulsa, Dallas, Texas, and Wichita, Kansas, which indicates the Project can drive tourism from major markets both in and out of state.

The University of Oklahoma brings in significant activity to Cleveland County and the city of Norman, offering the area the potential to grow its tourism assets. The student population is continuously growing, with a current enrollment of over 32,000 students.

Norman and Cleveland County are home to several affluent neighborhoods. With higher levels of disposable income, households are more likely to spend money on entertainment and events related to the Project.

Currently, there is significant leakage of spending from Norman and the surrounding area to OKC for entertainment and dining.

Easy Access

Population Growth

High Educational Attainment

High Median Household Income

Performance Venue, Entertainment & Events Market

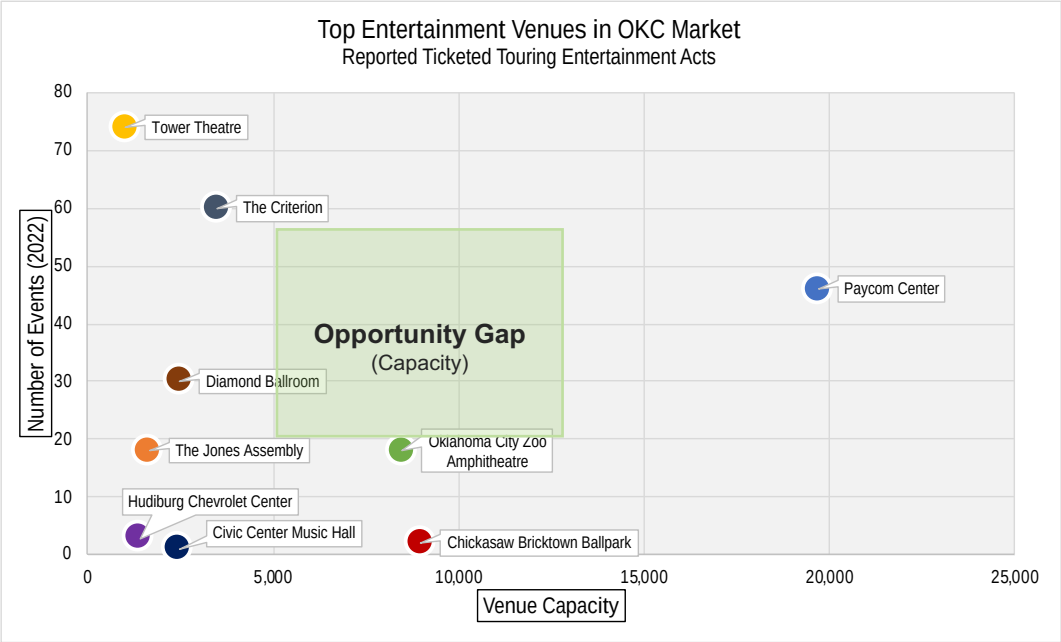
Key Market Indicators

Pollstar compiled data between November 2021 and November 2022 to publish their Concert Market Rankings report. The following bullets summarize Oklahoma City's performance throughout the period.

- OKC ranked 42nd overall in reported gross dollars of ticket sales. Over the period, there was a reported $28.26 million in ticket sales (383,781 reported tickets sold).
- Across 85 shows reported, the average ticket price was $73.63.

2023 POLLSTAR CONCERT MARKET RANKINGS

RANK	RANK CHANGE	MARKET	2022 REPORTED GROSS	2022 REPORTED TICKETS SOLD	2022 AVG. TICKET PRICE	2022 AVG. TICKET PRICE CHANGE	2022 REPORTED SHOWS	2023 DMA RANK	DMA CHANGE
37	-11	Jacksonville	$ 42,568,649	634,134	$ 67.13	6%	302	47	-4
38	3	Salt Lake City	$ 38,454,385	619,892	$ 62.03	19%	283	34	-4
39	3	Greenville-Spartanburg	$ 36,390,876	509,173	$ 71.47	37%	312	37	-2
40	49	Greensboro-Winston Salem	$ 32,015,006	378,757	$ 84.53	76%	190	46	1
41	56	Knoxville	$ 29,518,974	389,997	$ 75.69	46%	149	62	–
42	17	Oklahoma City	$ 28,256,082	383,781	$ 73.63	53%	85	41	3
43	38	Little Rock	$ 27,748,330	330,390	$ 83.99	81%	67	57	2
44	-4	Columbus	$ 27,644,508	371,655	$ 74.38	6%	252	32	1
45	35	Boise	$ 26,877,242	409,406	$ 65.65	26%	287	106	-5
46	-3	Louisville	$ 26,113,121	361,788	$ 72.18	22%	81	49	–
47	-9	Cincinnati	$ 24,865,505	410,073	$ 60.64	9%	183	36	–



Oklahoma City Arena, Amphitheatre & Entertainment Venue Supply
500+ Capacity

Venue	Location	Venue Type	Capacity	Miles from Project Site	2022 Shows (Played and Scheduled)
Paycom Center	Oklahoma City, OK	Arena	19,711	16.6	46
Bennett Event Center	Oklahoma City, OK	Auditorium/Theatre	18,600	20.7	–
Remington Park	Oklahoma City, OK	Outdoor Venues	15,000	21.8	–
Jim Norick Arena	Oklahoma City, OK	Arena	12,500	20.4	–
Lloyd Noble Center	Norman, OK	University Arena	12,000	7.0	–
Chickasaw Bricktown Ballpark	Oklahoma City, OK	Stadium	9,000	16.9	2
Oklahoma City Zoo Amphitheatre	Oklahoma City, OK	Amphitheatre	8,500	20.9	18
Oklahoma Expo Hall	Oklahoma City, OK	Auditorium/Theatre	4,000	21.5	–
The Criterion	Oklahoma City, OK	Auditorium/Theatre	3,500	17.0	60
Diamond Ballroom	Oklahoma City, OK	Club	2,500	11.9	30
Civic Center Music Hall	Oklahoma City, OK	Auditorium/Theatre	2,477	17.5	1
The Jones Assembly	Oklahoma City, OK	Club	1,672	18	18
Hudiburg Chevrolet Center	Midwest City, OK	Auditorium/Theatre	1,401	20	3
Cowboys OKC	Oklahoma City, OK	Club	1,400	19	–
OCCC Visual and Performing Arts Center	Oklahoma City, OK	Auditorium/Theatre	1,067	15	–
Tower Theatre	Oklahoma City, OK	Auditorium/Theatre	1,042	18	74
Beer City Music Hall	Oklahoma City, OK	Club	500	18	–
Average			*500*	*18*	–

Source: Pollstar

Performance Venue, Entertainment & Events Market

Venue Supply

One large prominent indoor venue, Paycom Center Arena, which attracts top national arena touring acts. For a market the size of Oklahoma City, the supply of large venues is adequate; however, in the medium-size capacity range there is not much. There are many strong performers and acts that cannot necessarily sell out Paycom Center and seek spaces within the 2,500 – 10,000 capacity range. This is especially evident in secondary cities and markets.

There is a gap in the market for a medium-sized indoor entertainment venue. Neither of the proposed Projects will truly be directly competitive to the Project.

New Developments

OKC Fairgrounds Coliseum

The 7,000-seat arena is currently under construction with plans for completion by 2025. The new facility will replace the aging Jim Norick Arena and be focused on accommodating large ag and equine shows. On average, the Fairgrounds host more than 2.5 million people every year with nearly 200 events which generates robust economic impact for the city. The project is paid for through MAPS 3 and 4 funds and hotel tax revenues.

Replacement of Paycom Center

City leadership announced in July 2022 preliminary plans for the development of a new arena for the OKC Thunder. Paycom Center is approaching 22 years old, with its only major renovating occurring in 2008. Plans for financing have not been determined but preliminary costs of $900 million have been floated, with a contribution of an estimated $50 million from Thunder ownership. A proposed opening of 2029-30 season has been targeted.

Key Highlights

Entertainment Market

The proposed entertainment venue and surrounding mixed-use district would generate many new events to the Norman market that are currently not being accommodated in Lloyd Noble Center. In conversations with promoters that cover the Oklahoma City market it was indicated that there is no strong indoor venue that is scalable within the medium size range.

OKC is in a strong position geographically for the routing of acts. Performers playing markets in Texas that are moving to the north or vice versa can add a stopover in OKC for a show. Tulsa is a competitive market given that the BOK Center does not have an NBA/NHA anchor tenant.

A venue similar to Moody Center or Dickies Arena in terms of scalability and size would perform well in the OKC market. **A venue of this size would not be directly competitive with a potential new arena for the Thunder** that would replace Paycom Center.

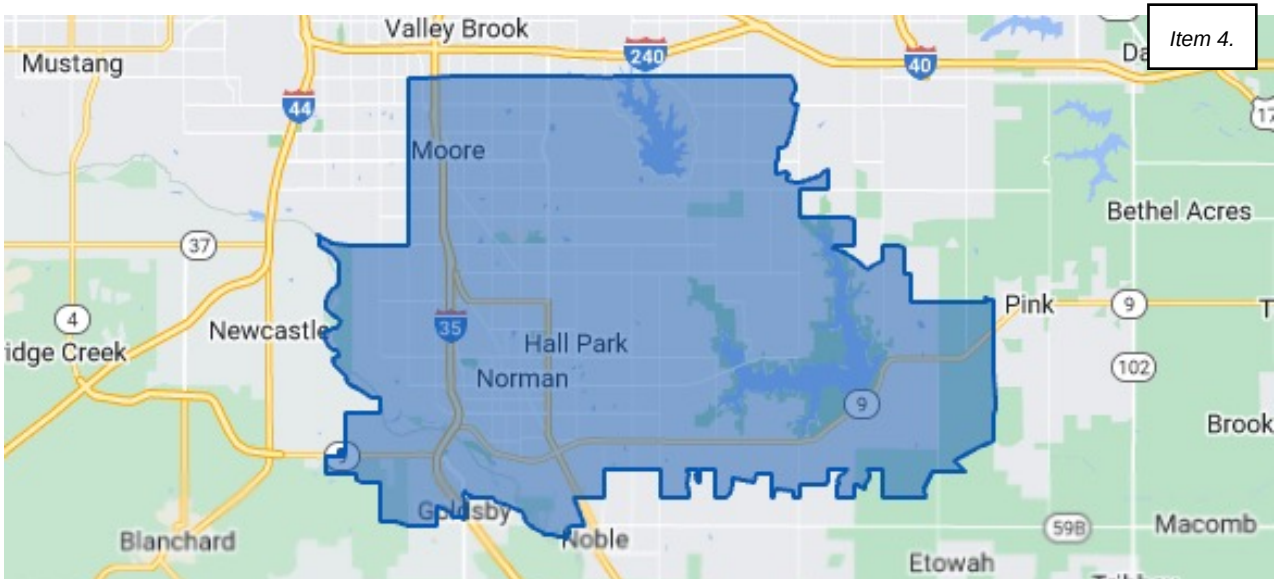
The proposed venue would be able to conservatively host approximately 25 – 30 ticketed non-university events. Many of these would not be at the full capacity of the venue, half house or closed upper bowl would be an attractive configuration for touring acts.

Hotel Submarket

Hunden utilizes CoStar, which owns Smith Travel Research (STR) to assess the hotel performance in the market. The Norman/Moore submarket consists of close to 4,000 rooms spread across 37 properties. Just south of the project site, is a 124-room Residence Inn that is under construction, and a 102-room Home2Suites is proposed.

62 percent of the supply are Upscale and Upper Midscale properties, with limited Luxury and Upper Upscale supply. Twelve-month occupancy within the submarket is approximately 3.3 percent lower than the broader market, and twelve-month RevPAR (a product of occupancy and rate) has decreased, while the broader market's RevPAR continues to increase.

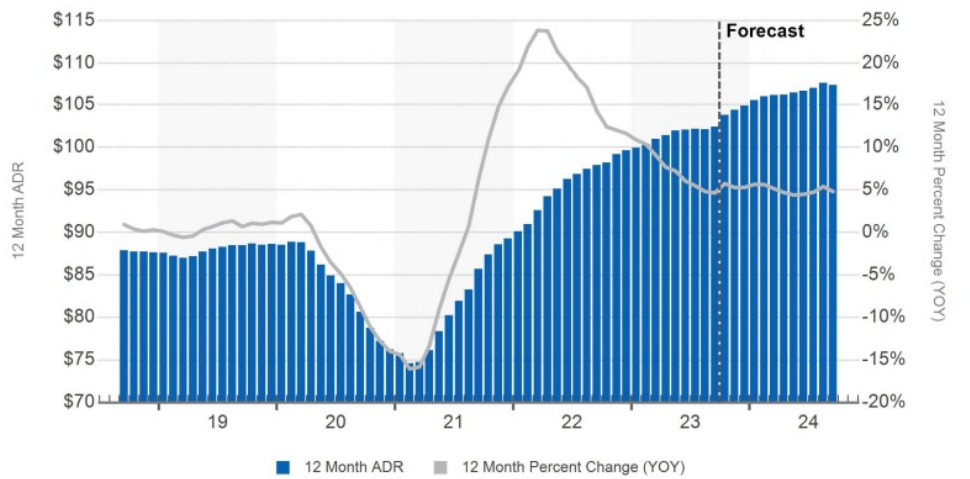
While ADR within the submarket is projected to continue to increase, occupancies are projected to decrease further in 2024.



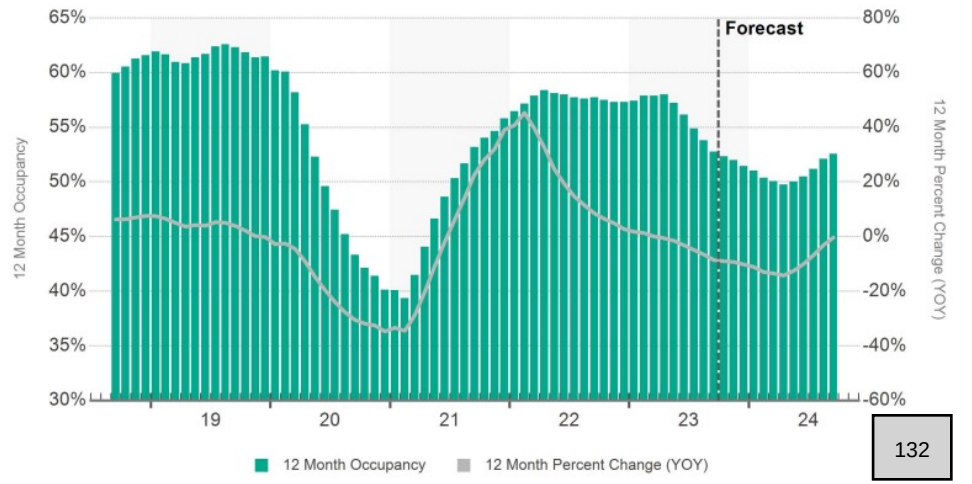
12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
52.7%	$102.38	$53.99	1.4M	733.2K

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	390				0	0
Upscale & Upper Midscale	2,470	50.9%	$108.10	$54.98	0	124
Midscale & Economy	1,098	50.2%	$66.97	$33.64	0	0
Total	**3,958**	**52.7%**	**$102.38**	**$53.99**	**0**	**124**

ADR



OCCUPANCY



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Hotel Market Analysis

- Hunden identified a hotel competitive set within Norman, selected based on quality and vicinity to the Project site.
- Hotel occupancy within the competitive set has yet to recover to pre-pandemic levels; however, average daily rate (ADR) has hit new peaks, leading to an overall increase of RevPAR compared to pre-pandemic levels.
- Stabilization of recent growth in ADR is expected and is exhibited in year-to-date ADR growth of 3.3 percent.

Norman, OK Competitive Hotel Supply

Property Name	Miles from Site	Rooms	Year Opened	Chain Scale
Embassy Suites by Hilton Norman Hotel & Conference Center	0.1	283	2008	Upper Upscale
Holiday Inn Express & Suites Norman	0.1	116	2015	Upper Midscale
Hampton by Hilton Inn & Suites Norman Conference Center Area	0.1	104	2020	Upper Midscale
StoneHill Norman, Trademark Collection by Wyndham	1.0	116	2016	Upper Midscale
Comfort Inn & Suites Norman Near University	1.1	73	2008	Upper Midscale
Courtyard Norman	1.2	113	2009	Upscale
Hilton Garden Inn Norman	1.3	121	2008	Upscale
Fairfield Inn & Suites Norman	2.0	74	1995	Upper Midscale
La Quinta Inns & Suites Oklahoma City Norman	2.5	117	1997	Upper Midscale
Country Inn & Suites by Radisson, Norman, OK	2.6	77	2007	Upper Midscale
Total / Average		1,194	2008	

Source: CoStar, Smith Travel Research

Historical Supply, Demand, Occupancy, ADR, and RevPar for Competitive Hotels | Norman, OK

Year	Annual Avg. Available Rooms	Available Room Nights	% Change	Room Nights Sold	% Change	% Occupancy	% Change	ADR	% Change	RevPar	% Change
2015	955	348,666	--	236,301	--	67.8	--	$103.96	--	$70.46	--
2016	1,023	373,258	7.1%	231,384	-2.1%	62.0	-8.5%	$104.68	0.7%	$64.89	-7.9%
2017	1,090	397,850	6.6%	252,027	8.9%	63.3	2.2%	$102.28	-2.3%	$64.79	-0.1%
2018	1,090	397,850	0.0%	279,784	11.0%	70.3	11.0%	$99.20	-3.0%	$69.76	7.7%
2019	1,090	397,850	0.0%	274,806	-1.8%	69.1	-1.8%	$101.75	2.6%	$70.28	0.8%
2020	1,133	413,506	3.9%	164,670	-40.1%	39.8	-42.3%	$91.35	-10.2%	$36.38	-48.2%
2021	1,194	435,810	5.4%	234,976	42.7%	53.9	35.4%	$106.65	16.7%	$57.50	58.1%
2022	1,194	435,810	0.0%	253,562	7.9%	58.2	7.9%	$118.33	11.0%	$68.84	19.7%
2023 YTD (Sept.)	1,194	325,962	0.0%	202,247	4.5%	62.0	4.5%	$121.87	3.3%	$75.62	8.0%
CAGR (2015-22)	3.57%	3.57%		1.04%		-2.02%		1.97%		-0.33%	

Source: Smith Travel Research, Hunden Partners

Occupancy
62%
YOY
▲ 4.5%

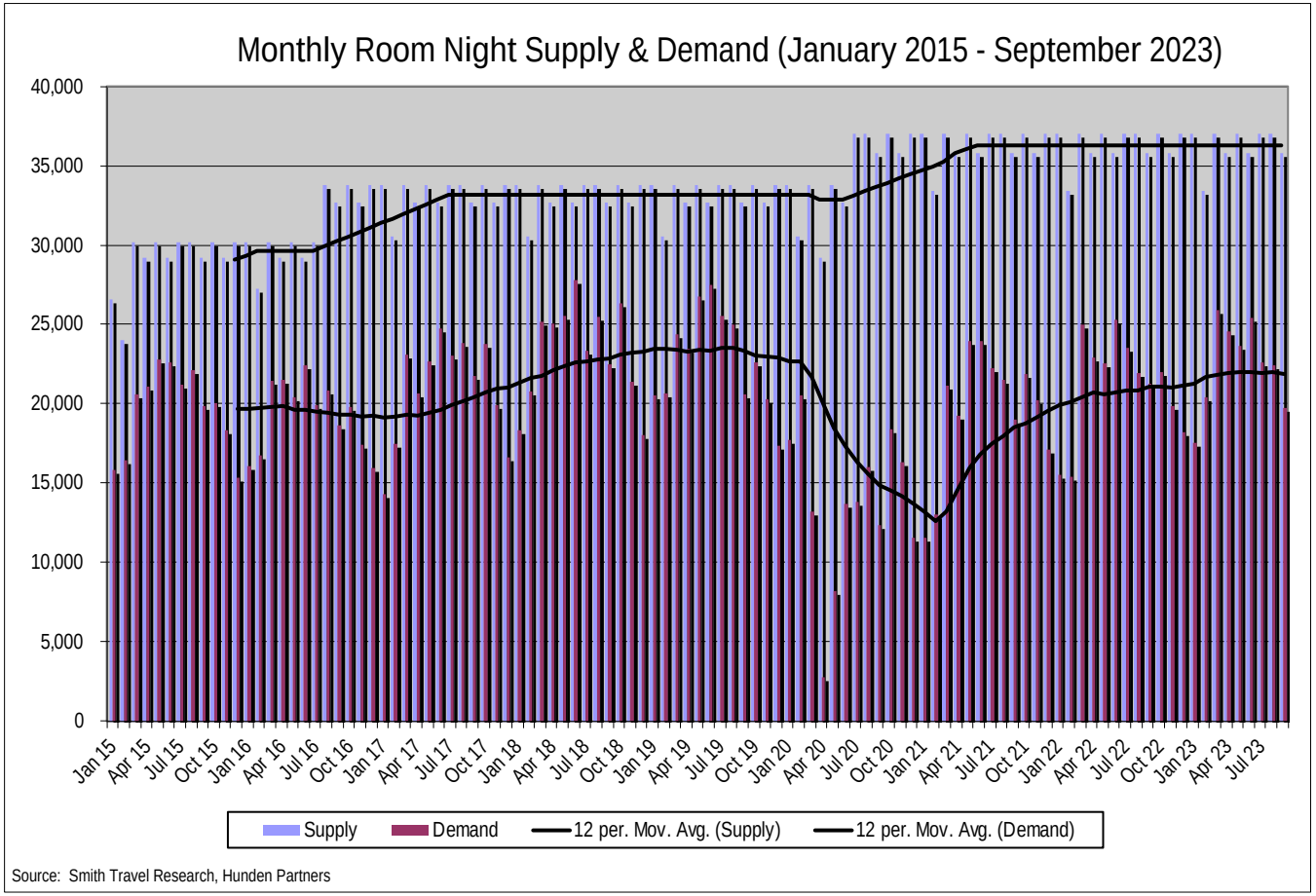
ADR
$121.87
YOY
▲ 3.3%

RevPAR
$75.62
YOY
▲ 8.0%

Supply & Demand

The supply of room nights in the local competitive set was relatively constant leading up to the COVID-19 pandemic. Once the pandemic occurred in 2020, there was significant depleted demand. Since the pandemic, additional supply was introduced to the market, though absorption has been slow, with demand yet to recover to pre-pandemic levels.

Hotel room demand shows consistent seasonal trends with winter months seeing significantly lower demand.



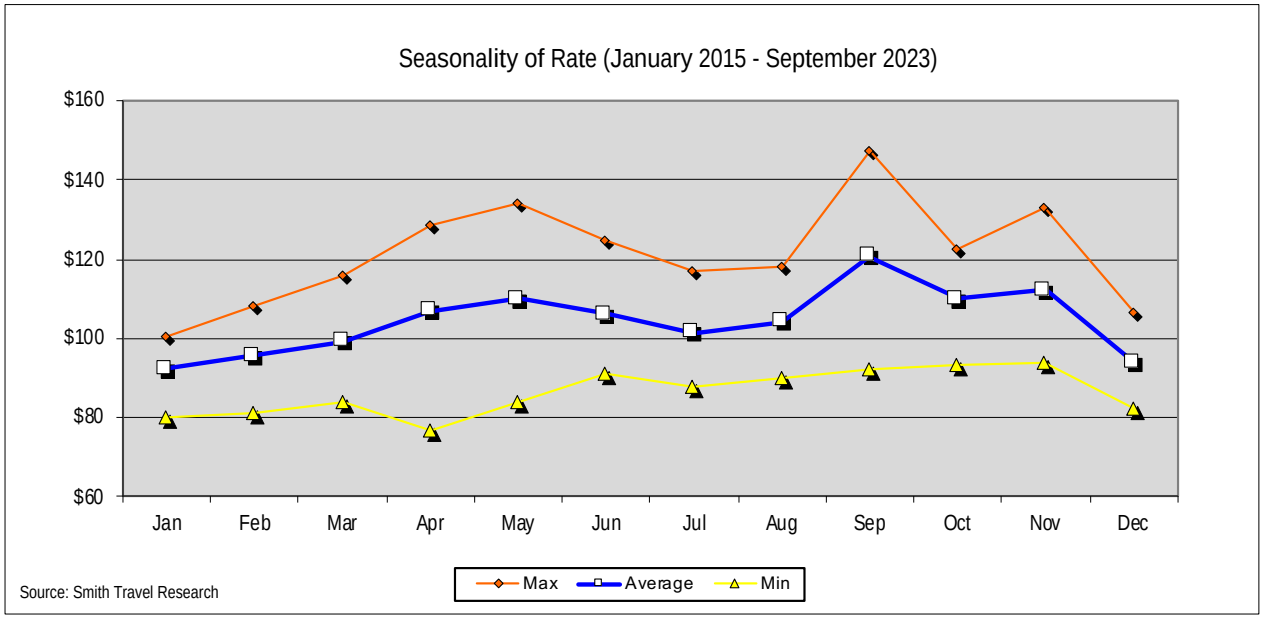
Source: Smith Travel Research, Hunden Partners

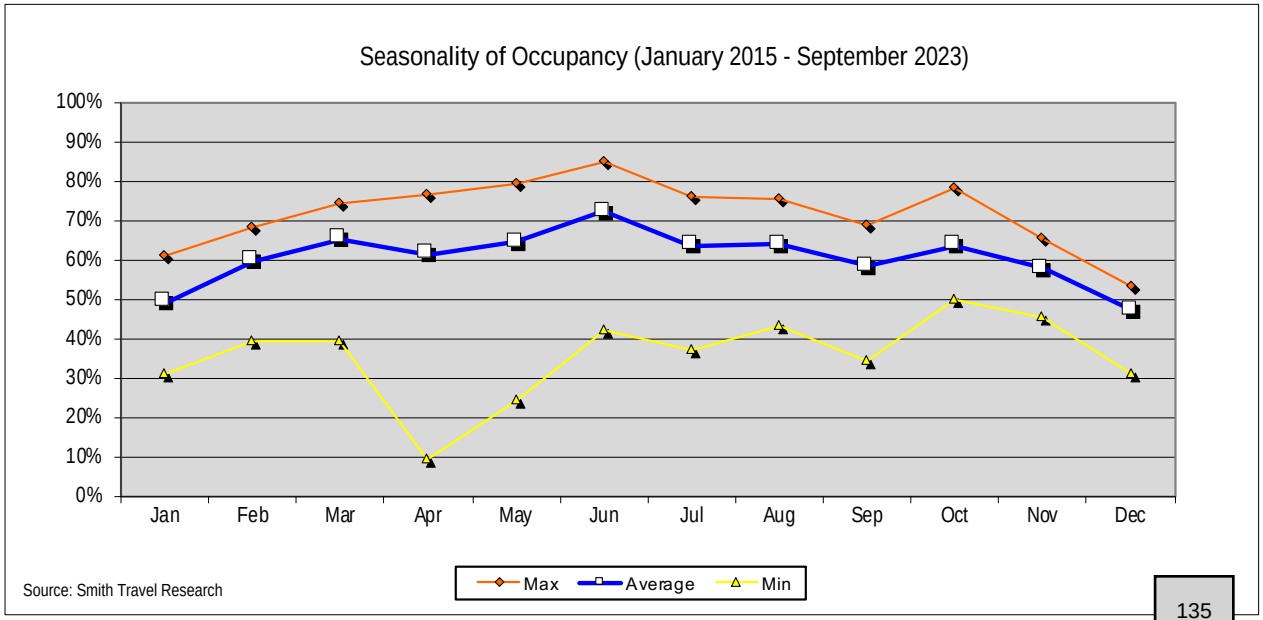
Seasonality
ADR & Occupancy

The adjacent tables detail the seasonal performance of the competitive set since January 2015.

As shown, the competitive set experiences its highest rates during the the months of May, September and November. This is likely due to travel induced from OU sporting and academic events such as home football games and graduation. The winter months are historically more affordable.

Though rates peaked in May, September and November, occupancy did not, showing high rates may be associated with major events rather than extended periods of increased demand. Highest occupancies occurred in June and were lowest in the winter months.





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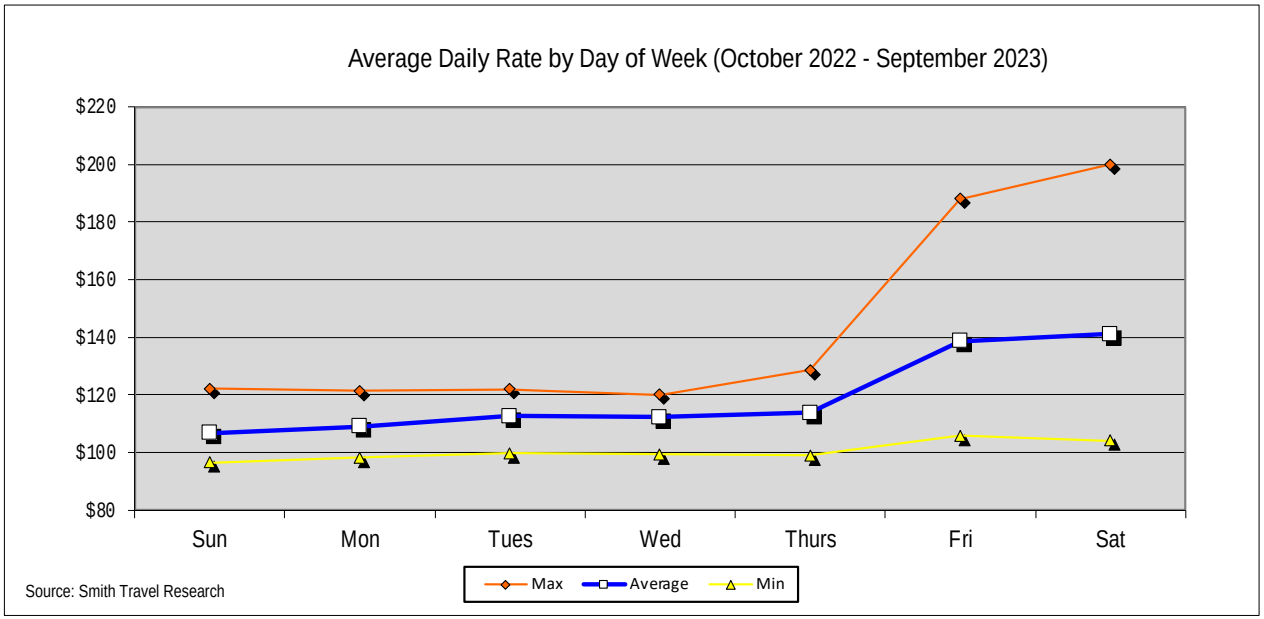
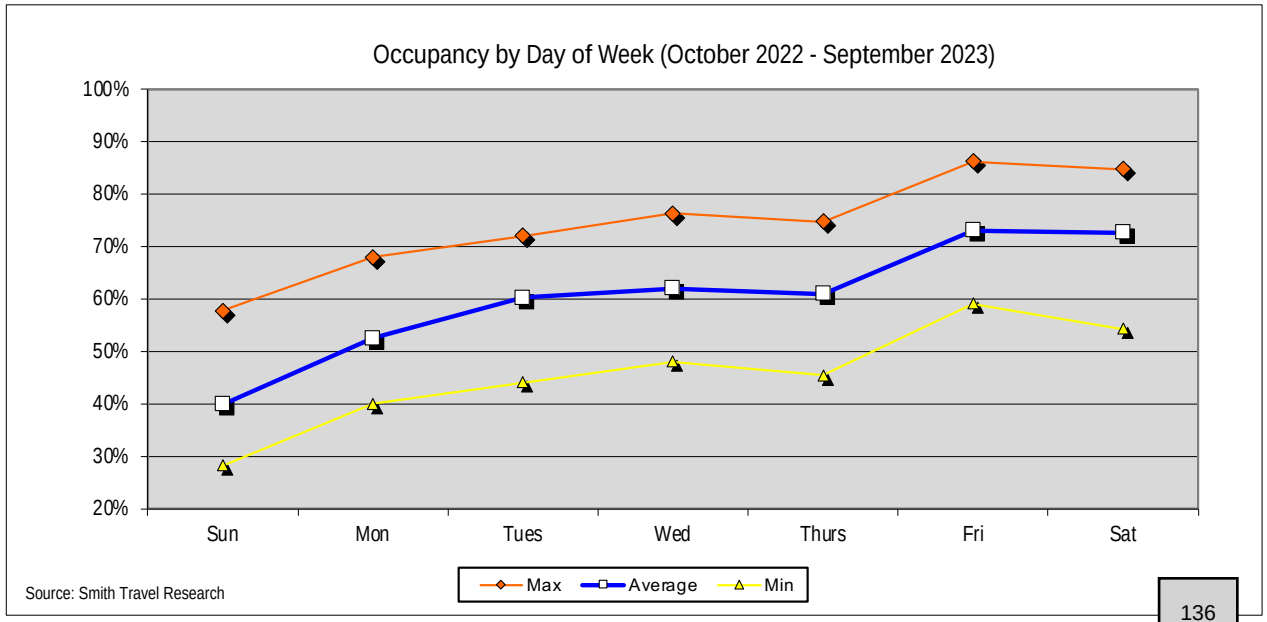
Day of Week
ADR & Occupancy

The adjacent tables detail the weekly performance of the local competitive set from October 2022 through September 2023.

Typically, group and corporate travel occurs from Sunday through Thursday, while leisure travel occurs on Fridays and Saturdays. The highest rates in the competitive set are on the weekends, which suggests strong leisure demand.

In addition, occupancy is highest on weekends, suggesting the need for more weekday demand generators to diversify the mix of hotel business.





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Heat Chart
ADR & Occupancy

The adjacent tables detail the weekly performance of the local competitive set by month from October 2022 through September 2023.

As shown, both rate and occupancy were highest on weekends, which suggest strong leisure demand. Highest rates occurred in May, September, and November, while highest occupancies occurred from March through June.

Low weekday occupancy and rate suggest lower corporate and group demand. Throughout the year, Sundays and Mondays recorded the weakest occupancies and rates.

ADR by Day of Week by Month - October 2022 - September 2023

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Oct - 22	$105	$105	$108	$110	$110	$141	$134	$117
Nov - 22	$101	$107	$111	$105	$113	$165	$189	$133
Dec - 22	$98	$98	$102	$103	$100	$113	$119	$107
Jan - 23	$97	$98	$100	$99	$99	$106	$104	$101
Feb - 23	$100	$101	$109	$104	$102	$118	$115	$108
Mar - 23	$106	$109	$111	$113	$115	$125	$124	$116
Apr - 23	$109	$111	$118	$117	$119	$157	$149	$129
May - 23	$122	$121	$122	$120	$129	$156	$158	$134
Jun - 23	$122	$118	$119	$120	$119	$136	$136	$125
Jul - 23	$104	$108	$113	$115	$118	$129	$124	$117
Aug - 23	$101	$111	$121	$118	$116	$117	$117	$116
Sep - 23	$105	$113	$110	$114	$116	$188	$200	$147
Average	$107	$109	$113	$112	$114	$139	$141	

Sources: Smith Travel Research

Occupancy Percent by Day of Week by Month - October 2022 - September 2023

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Oct - 22	41.8%	53.7%	63.4%	63.4%	61.3%	68.6%	67.3%	59.4%
Nov - 22	28.2%	46.1%	54.4%	55.9%	52.3%	74.0%	77.9%	55.5%
Dec - 22	35.1%	41.3%	46.4%	48.8%	45.4%	59.1%	63.0%	49.2%
Jan - 23	34.9%	41.7%	44.1%	48.1%	49.6%	64.5%	54.3%	47.4%
Feb - 23	37.4%	60.1%	72.0%	61.2%	54.8%	74.3%	67.6%	61.1%
Mar - 23	47.5%	62.5%	69.1%	66.9%	74.3%	86.3%	79.6%	70.1%
Apr - 23	41.1%	56.2%	70.5%	76.4%	72.7%	84.0%	82.6%	68.6%
May - 23	45.5%	55.2%	59.3%	60.0%	65.6%	81.0%	84.8%	63.9%
Jun - 23	57.8%	67.9%	69.8%	72.5%	71.3%	78.5%	76.4%	70.9%
Jul - 23	40.9%	47.4%	58.8%	64.3%	74.8%	71.9%	74.7%	61.1%
Aug - 23	37.7%	58.8%	62.1%	65.0%	60.8%	64.3%	73.5%	60.5%
Sep - 23	30.9%	40.0%	53.4%	62.6%	48.7%	70.6%	71.3%	55.1%
Average	39.9%	52.4%	59.9%	62.1%	61.1%	73.1%	72.7%	

Sources: Smith Travel Research

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Key Highlights

Hotel Market

The proposed entertainment venue and surrounding mixed-use district would generate new hotel demand to Norman. With mostly limited-service properties near the Project site, there is an opportunity to develop additional boutique or full-service hotels as part of the overall development plan. As Norman hotels exhibit weak weekday demand, proposed office development at the Project site, if successful, could aid in increasing weekday corporate hotel demand. Year-round programming of the entertainment venue and the district itself can also help generate incremental weekday overnight stays. Below highlights Hunden's additional findings on the local hotel market.

There are only 374 upper upscale rooms in the broader Norman / Moore submarket, and no luxury products. Overall, the submarket's 12-month RevPAR has decreased by approximately four percent, though the competitive set has a 2023 YTD RevPAR that increased eight percent, which is higher when compared to the broader OKC market.

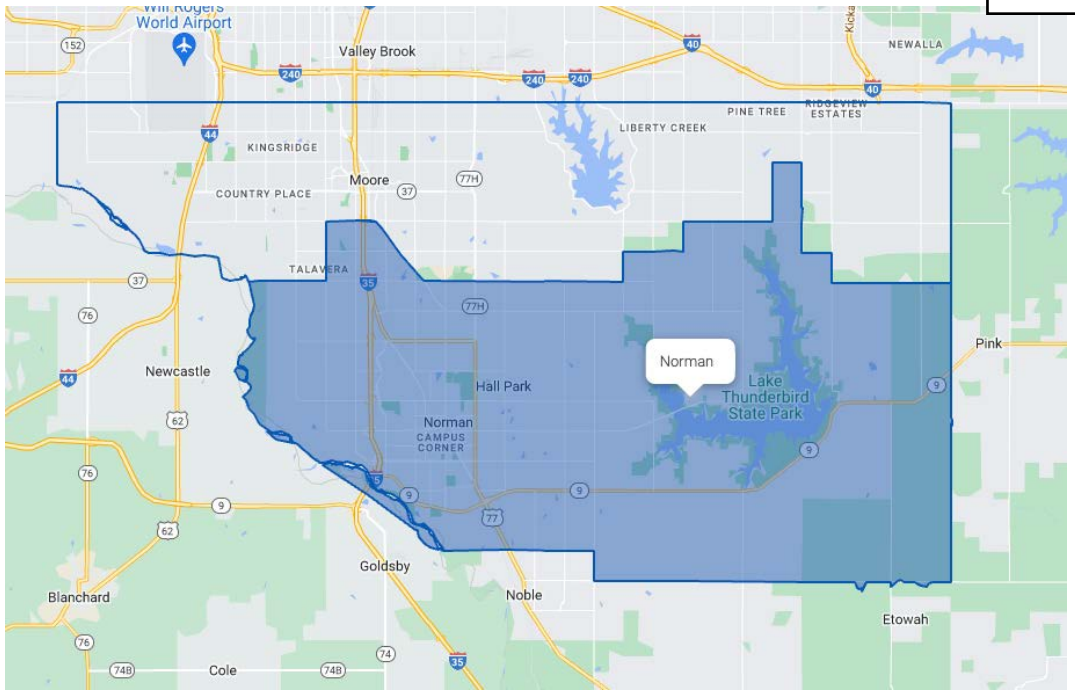
There have been minimal new hotel deliveries in Norman over the last few years with the exception of the 91-room NOUN Hotel and 104-room Hampton Inn. A 124-room Residence Inn is nearing completion in Norman directly south of the Project site.

While the 283-room Embassy Suites has a significant amount of meeting spaces, including a 28,800 SF ballroom, 7,200 SF junior ballroom, and over 6,000 SF of meeting rooms, it is in need of major improvements. A new high-quality hotel that offers additional on-site amenities would complement the proposed entertainment venue. Management has indicated that the property is scheduled for renovation in 2025.

Multifamily Submarket

Submarket Analysis

- Norman is seeing high population growth in the past decade, with the submarket's vacancy being at 7.1 percent, which is below the market average of 10.4 percent.
- University of Oklahoma (OU) heavily influences the Norman multifamily submarket. Norman overall offers great retail offerings, easy access and convenient commutes along I-35, and established neighborhoods.
- Student housing is a competitor to market-rate communities. Most market-rate developments have been focused along the interstate, which has direct access to downtown Oklahoma City.
- 4 & 5-Star properties possess the highest share in the submarket, with over 5,000 units currently available. 1 & 2-Star rated properties have the highest vacancy rate, which suggests that the submarket consists of a more affluent population that places an emphasis on quality.
- The selected multifamily competitive set was decided based on their location, quality, and year built. This may help to offer an idea of how a new multifamily project would perform in Norman, OK. The newest property has noticeably higher vacancy rates, suggesting a long lease-up period before stabilization.



12 Mo. Delivered Units	12 Mo. Absorption Units	Vacancy Rate	12 Mo. Asking Rent Growth
0	(14)	7.1%	4.3%

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	3,451	4.9%	$1,234	$1,228	0	0	0
3 Star	5,504	7.1%	$923	$917	0	0	0
1 & 2 Star	3,870	9.0%	$816	$811	4	0	0
Submarket	**12,825**	**7.1%**	**$983**	**$978**	**4**	**0**	**0**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.1%	7.3%	6.9%	12.7%	2015 Q2	4.2%	2021 Q3
Absorption Units	(14)	130	27	614	2010 Q4	(449)	2022 Q4
Delivered Units	0	160	0	654	2016 Q1	0	2023 Q3
Demolished Units	0	13	10	260	2016 Q2	0	2023 Q3
Asking Rent Growth (YOY)	4.3%	2.7%	4.1%	9.7%	2021 Q4	-6.5%	2010 Q1
Effective Rent Growth (YOY)	4.5%	2.7%	4.1%	10.6%	2021 Q4	-6.4%	2010 Q1
Sales Volume	$47M	$29.3M	N/A	$146.1M	2023 Q1	$0	2007 Q4

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Multifamily Submarket

Comparable Market Developments

Sooner Station and University North Park
Built: 2021
Vacancy: 18.7%
Unit Mix: 88 Studio, 71 1-Bed, 30 2-Bed
Avg Asking Rent: $3,556, $4.16 PSF

Artisan Crossing
Built: 2021
Vacancy: 3.8%
Unit Mix: 129 1-Bed, 117 2-Bed
Avg Asking Rent: $1,354, $1.38 PSF

Carlstone
Built: 2020
Vacancy: 2.3%
Unit Mix: 74 1-Bed, 14 2-Bed
Avg Asking Rent: $2,503, $3.26 PSF

TERRA at University North Park
Built: 2018
Vacancy: 5.8%
Unit Mix: 40 Studio, 105 1-Bed, 138 2-Bed, 20 3-Bed
Avg Asking Rent: $1,404, $1.64 PSF

Legacy Trail Apartments
Built: 2017
Vacancy: 4.5%
Unit Mix: 29 1-Bed, 59 2-Bed, 120 3-Bed
Avg Asking Rent: $1,288, $1.12 PSF

Anatole at Norman
Built: 2016
Vacancy: 7.2%
Unit Mix: 157 1-Bed, 73 2-Bed
Avg Asking Rent: $1,252, $1.45 PSF

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Multifamily Submarket

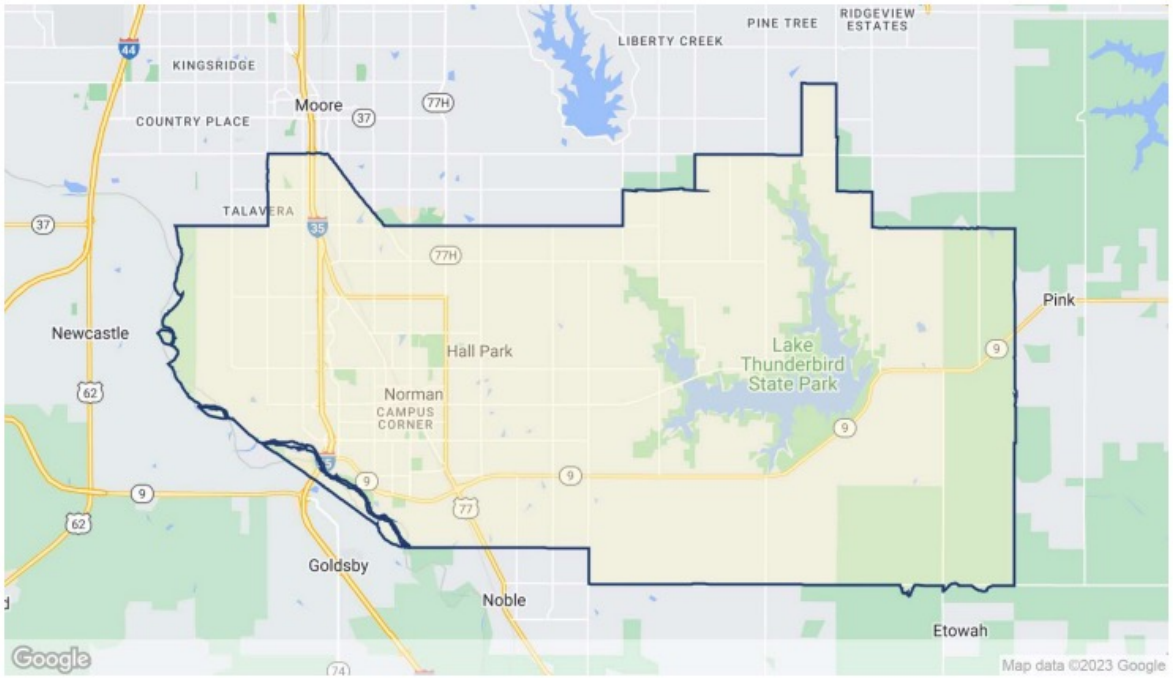
Supply, Demand & Development Pipeline

- The Norman submarket has on average 156 units delivered to the market on an annual basis. There have been zero units delivered to the submarket since 2021. This alludes to a slow multifamily delivery to the market based on historic averages.
- One of the properties delivered to the market within the past two years is a 189-unit complex located in University North Park. Currently there is an 18.7 percent vacancy rate, so properties in the submarket have a prolonged lease-up period.
- The other property recently delivered to the market is a 246-unit facility that has a 3.8 percent vacancy rate.
- According to the Overall Supply & Demand table to the right, with the delivery of zero units in 2023, there will be no increase in the submarket inventory.
- In the future, it is projected that there will be mostly positive absorption with future deliveries until 2027.

Item 4.

All-Time Annual Avg. Units	Delivered Units Past 8 Qtrs	Delivered Units Next 8 Qtrs	Proposed Units Next 8 Qtrs
156	0	0	0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



OVERALL SUPPLY & DEMAND

	Inventory			Absorption		
Year	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	12,779	(12)	-0.1%	8	0.1%	-
2026	12,791	(12)	-0.1%	41	0.3%	-
2025	12,803	(11)	-0.1%	(7)	-0.1%	1.6
2024	12,814	(11)	-0.1%	21	0.2%	-
2023	12,825	0	0%	131	1.0%	0
YTD	12,825	0	0%	139	1.1%	0
2022	12,825	0	0%	(476)	-3.7%	0
2021	12,825	246	2.0%	376	2.9%	0.7
2020	12,579	0	0%	201	1.6%	0
2019	12,579	(45)	-0.4%	127	1.0%	-
2018	12,624	347	2.8%	537	4.3%	0.6
2017	12,277	208	1.7%	74	0.6%	2.8
2016	12,069	256	2.2%	(2)	0%	-
2015	11,813	368	3.2%	257	2.2%	1.4
2014	11,445	256	2.3%	143	1.2%	1.8
2013	11,189	170	1.5%	141	1.3%	1.2
2012	11,019	396	3.7%	390	3.5%	[illegible]
2011	10,623	0	0%	1	0%	[illegible]

141

Key Highlights

Multifamily Submarket

The proposed entertainment venue and surrounding mixed-use district would generate a higher quality of life for the citizens of Norman, especially for prospective students at the university. With a limited number of multifamily properties near to the Project site, there is an opportunity to develop additional Class A and B housing units as part of the overall development plan. As the Norman submarket has low vacancies and stable rent growth, there is potential to accompany a growing community and student population in newer multifamily facilities.

4 & 5-Star properties possess the highest share in the submarket, with over 5,000 units currently available. 1 & 2-Star rated properties have the highest vacancy rate, which suggests that the submarket consists of a more affluent population that places an emphasis on quality.

OU heavily influences the Norman multifamily submarket. Overall, Norman offers great retail offerings, easy access to and a convenient commute along I-35, and established neighborhoods.

Student housing is a competitor to market-rate communities. Most market-rate developments have been focused along the interstate, which has direct access to downtown Oklahoma City.

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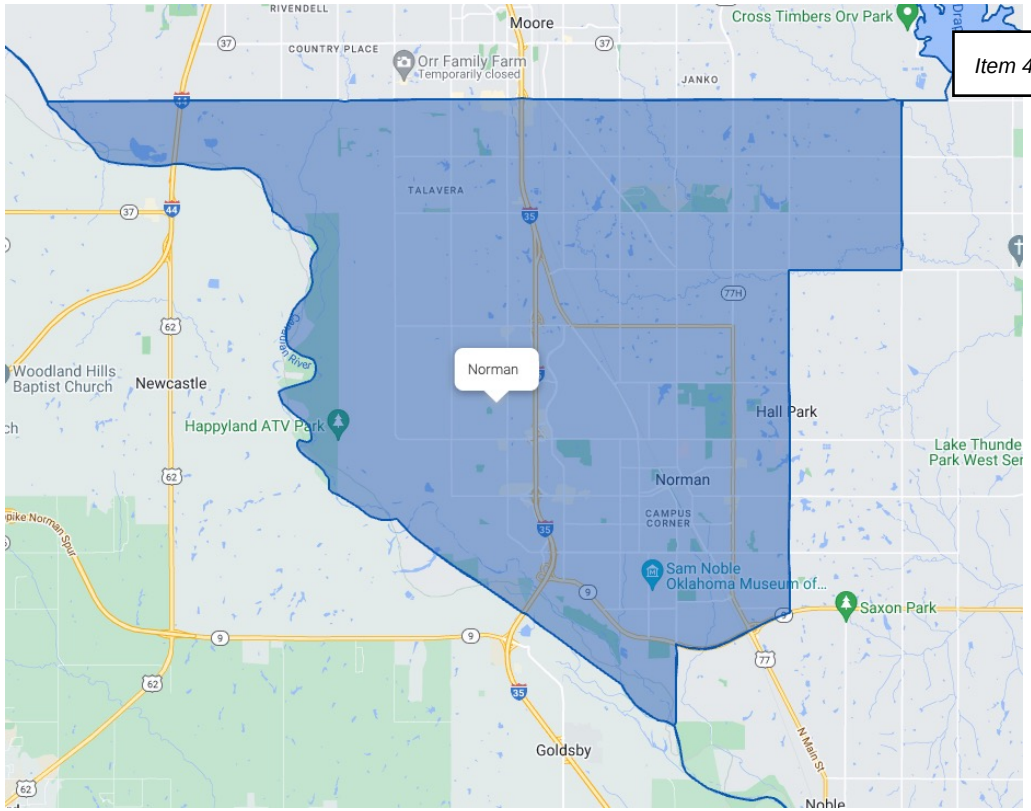
Office Submarket

Item 4.

Submarket Analysis

- The Norman office submarket has a vacancy rate of 6.9 percent and has increased 1.4 percent in the past year, which is higher than that of the Oklahoma City market of 0.6 percent.
- 1 and 2-star spaces are the most abundant subtype with nearly 2.1 million SF in the category. The submarket is in line with Oklahoma City when it comes to rents, with the average being $19.50/SF.
- Within the past 3 years 84 sales have taken place, with 19 of those being within this past year. Sales have averaged approximately $147/SF.
- The majority of construction completed within the past 8 quarters are along I-35 near the Project site, as well as construction that is currently underway and proposed.
- Franklin Business Park has seen the most recent deliveries along Adams Road, with the most recent being October 2023.
- Annual sales volume is at an average of $30 million within the past five years, with the highest deal reaching nearly $50.8 million within a 12-month period.



Norman Office

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
69.1K	(18.1K)	7.6%	2.5%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	271,656	7.9%	$25.75	4.2%	(4,651)	0	0
3 Star	1,836,077	8.8%	$20.76	11.9%	(22)	11,002	8,900
1 & 2 Star	2,174,230	6.6%	$17.59	7.1%	(12,896)	0	0
Submarket	**4,281,963**	**7.6%**	**$19.47**	**9.0%**	**(17,569)**	**11,002**	**8,900**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.9%	6.0%	7.8%	8.8%	2019 Q1	3.2%	2015 Q1
Net Absorption SF	(18.1K)	77,730	12,859	211,744	2015 Q3	(59,023)	2017 Q4
Deliveries SF	69.1K	83,090	36,691	247,587	2019 Q1	4,358	2013 Q4
Rent Growth	2.5%	2.0%	0.9%	9.2%	2008 Q1	-7.3%	2017 Q3
Sales Volume	$9.7M	$14.2M	N/A	$50.8M	2019 Q3	$669.5K	2008 Q2

Office Submarket

Comparable Market Developments

Cornerstone Home Lending, Inc
Built: 2020
Vacancy: 0.0%
RBA: 6,653 SF
CoStar Est. Rent: $21.17-25.88 PSF

Mustang Extreme Environmental Services
Built: 2018
Vacancy: 0.0%
RBA: 5,422 SF
Est. Rent: $17.16-20.97 PSF

Landmark Fine Home
Built: 2018
Vacancy: 0.0%
RBA: 7,009 SF
Asking Office Rent: $18.55-22.68 PSF

Walker H D & J K Trust
Built: 2018
Vacancy: 0.0%
Size: 111,693 SF
Asking Rent: $18.46-22.56 PSF

GulfTex Energy IV, LP
Built: 2017
Vacancy: 50.0%
Size: 3,450 SF
Asking Rent: $20.00 PSF

Valliance Bank
Built: 2012
Vacancy: 0.0%
Size: 15,279 SF
Asking Rent: $17.32-21.17 PSF

Office Submarket

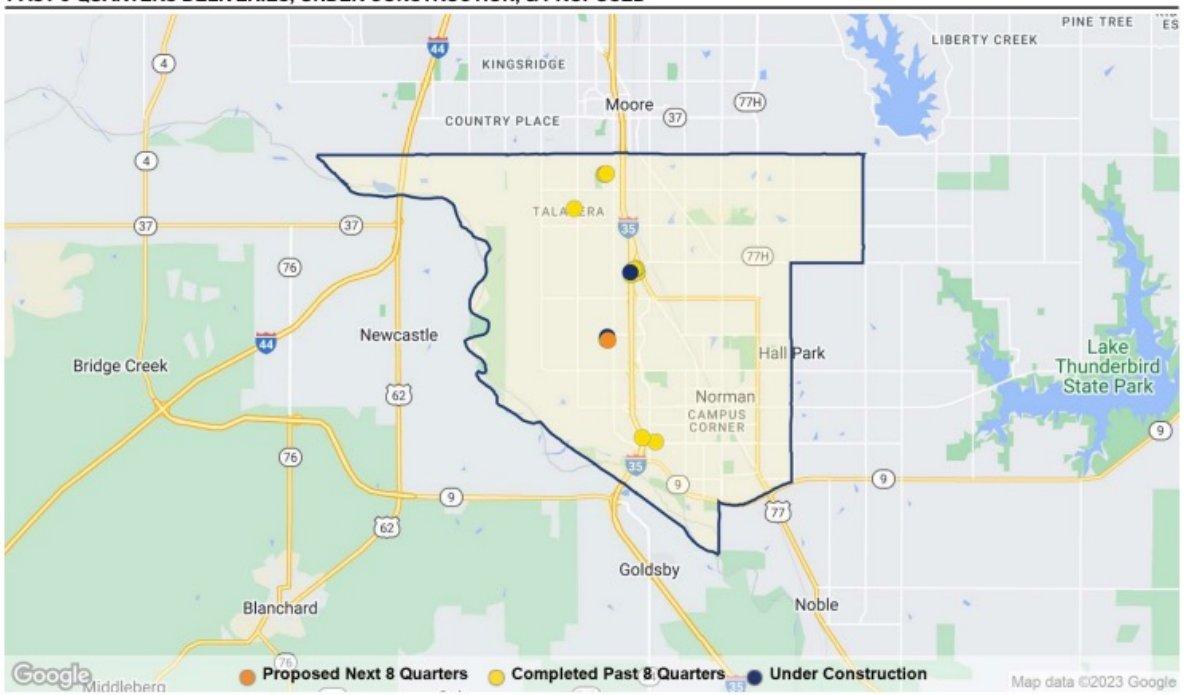
Supply, Demand & Development Pipeline

- The Norman submarket has on average 82,148 square feet delivered to the market on an annual basis. There have been a total of 110,187 square feet delivered to the submarket over the past two years. This is a bit slower in office delivery to the market based on historic averages.
- According to the Overall Supply & Demand table to the right, there is an expected delivery of 5,000 square feet to the submarket over the next two years.
- The supply projection for the next year is negative as it is predicted that there will be no deliveries when in fact there will be a decrease in the supply of office in the submarket. After 2024, the following three years are positive, indicating an increase of deliveries and supply in the market.
- Alongside the decrease in supply, it is projected that there will be negative absorption for the next coming year, then numbers should rise and see a positive absorption in the three years to follow.

All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
82,148	110,187	8,900	5,0

Item 4.

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	4,375,625	45,437	1.0%	39,493	0.9%	1.2
2026	4,330,188	34,777	0.8%	34,604	0.8%	1.0
2025	4,295,411	10,973	0.3%	12,151	0.3%	0.9
2024	4,284,438	2,475	0.1%	(35,704)	-0.8%	-
2023	4,281,963	57,576	1.4%	(17,520)	-0.4%	-
YTD	4,281,963	57,576	1.4%	(42,573)	-1.0%	-
2022	4.224.387	45.611	1.1%	90.905	2.2%	0.5
2021	4,178,776	74,277	1.8%	67,988	1.6%	1.1
2020	4,104,499	144,416	3.6%	188,362	4.6%	0.8
2019	3,960,083	144,322	3.8%	146,613	3.7%	1.0
2018	3,815,761	151,548	4.1%	82,477	2.2%	1.8
2017	3,664,213	74,903	2.1%	(59,023)	-1.6%	-
2016	3,589,310	66,910	1.9%	111,125	3.1%	0.6
2015	3,522,400	129,068	3.8%	89,081	2.5%	1.4
2014	3,393,332	128,804	3.9%	158,925	4.7%	0.8
2013	3,264,528	4,358	0.1%	63,427	1.9%	0.1
2012	3,260,170	88,456	2.8%	60,776	1.9%	
2011	3,171,714	20,289	0.6%	30,031	0.9%	

Key Highlights

Office Market

The Norman office submarket has been stable in terms of growth and development of the total square footage offered in the submarket. The current vacancy rate is at 6.9 percent and has increased 1.4 percent in the past year. The average office property size in the submarket is 6,700 SF where the median office property size is around 5,000 SF. Norman is plentiful in terms of smaller office buildings with fewer larger office complexes.

1 and 2 Star are the most abundant subtype with nearly 2.1 million SF in the category. The submarket is in line with Oklahoma City when it comes to rents, with the average being $19.50/SF.

The Norman office submarket has a vacancy rate of 6.9 percent and has increased 1.4 percent in the past year, which is higher than that of the Oklahoma City market of 0.6 percent.

The Comparable Market Developments Set shows properties that display opportunity with a large Master Plan like the recommendations. Franklin Business Park has seen the most recent deliveries along Adams Road.

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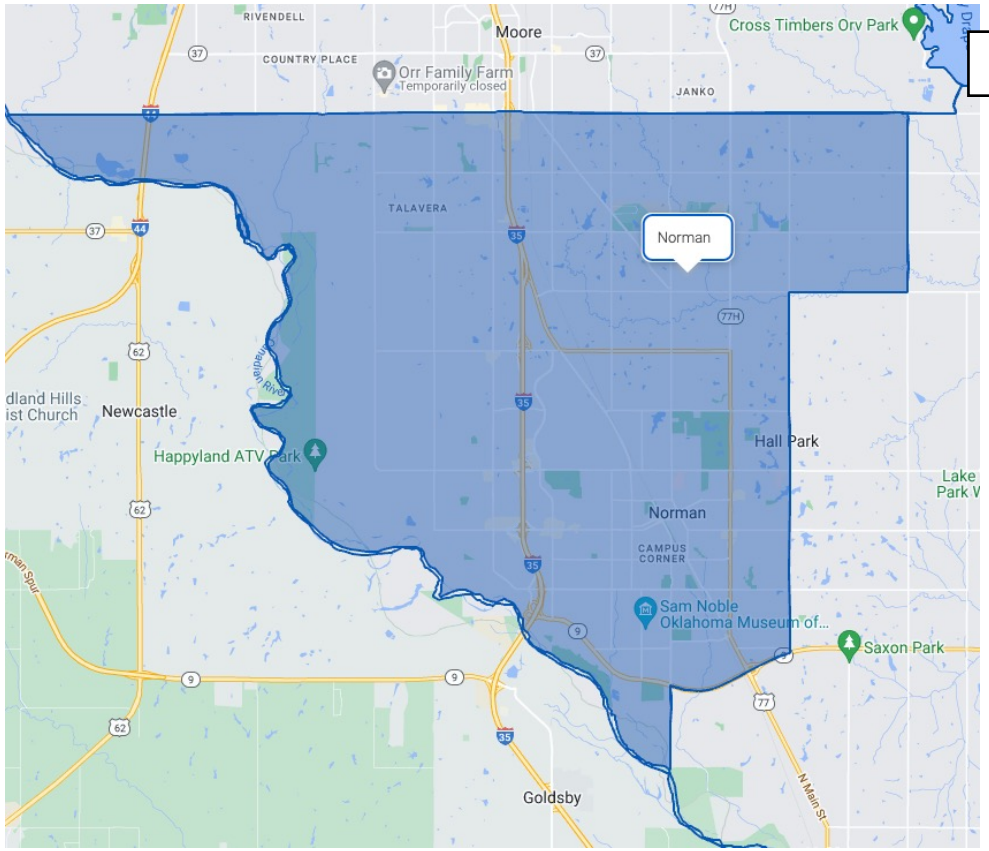
Retail Submarket

Submarket Analysis

- The Norman retail submarket has seen negative net absorption over the past 12 months of nearly 68,000 SF. Vacancy rates are also at a rise of 0.9 percent over the same period and are currently at 6.6 percent.
- Within the submarket, general retail is the largest subtype with approximately 6.2 million SF under construction.
- There have been 83 sales within the past 3 years, and 17 of those sales have taken place within the past year and averaged about $260/SF.
- Rents are at approximately $18.80/SF and continue to increase.
- The market price is up since the fourth quarter of last year and the level average is above that of the Oklahoma City metro.



12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
52.1K	(46.6K)	6.5%	1.9%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	693,640	15.0%	$21.43	6.1%	0	0	0
Power Center	1,283,409	6.7%	$21.61	9.1%	0	0	0
Neighborhood Center	1,876,531	7.7%	$16.38	8.3%	(27)	0	0
Strip Center	367,695	11.0%	$19.32	11.3%	8,476	0	0
General Retail	6,119,611	5.0%	$18.47	6.1%	4,160	0	6,180
Other	159,943	0%	$23.18	0%	0	0	0
Submarket	**10,500,829**	**6.5%**	**$18.77**	**7.0%**	**12,609**	**0**	**6,180**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.9%	3.9%	6.9%	6.6%	2023 Q3	2.1%	2015 Q4
Net Absorption SF	(46.6K)	147,878	17,408	665,781	2007 Q1	(194,780)	2020 Q2
Deliveries SF	52.1K	182,162	55,751	678,007	2007 Q1	23,722	2021 Q2
Rent Growth	1.9%	2.3%	1.0%	4.6%	2022 Q3	-0.5%	2009 Q2
Sales Volume	$12.9M	$51.5M	N/A	$231.2M	2015 Q2	$4.8M	2009 Q3

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Retail Submarket

Comparable Market Developments

Brookhaven Village Building E
Built: 1985
Vacancy: 27.5%
Size: 63,341 SF
CoStar Est. Rent: $22.00 PSF

Parkway Plaza
Built: 1996
Vacancy: 44.8%
Size: 112,917 SF
Est. Rent: $24.00 PSF

University Town Center
Built: 2013
Vacancy: 0.0%
Size: 64,360 SF
Asking Office Rent: $22.43 PSF

Madison Square
Built: 2008
Vacancy: 0.0%
Size: 88,000 SF
Asking Rent: $18.00 PSF

Shops at Tecumseh
Built: 2018
Vacancy: 0.0%
Size: 18,379 SF
Asking Rent: $25.00 PSF

Alameda Square Shopping Center
Built: 1984
Vacancy: 27.5%
Size: 93,858 SF
Asking Rent: $12.98 PSF

Retail Submarket

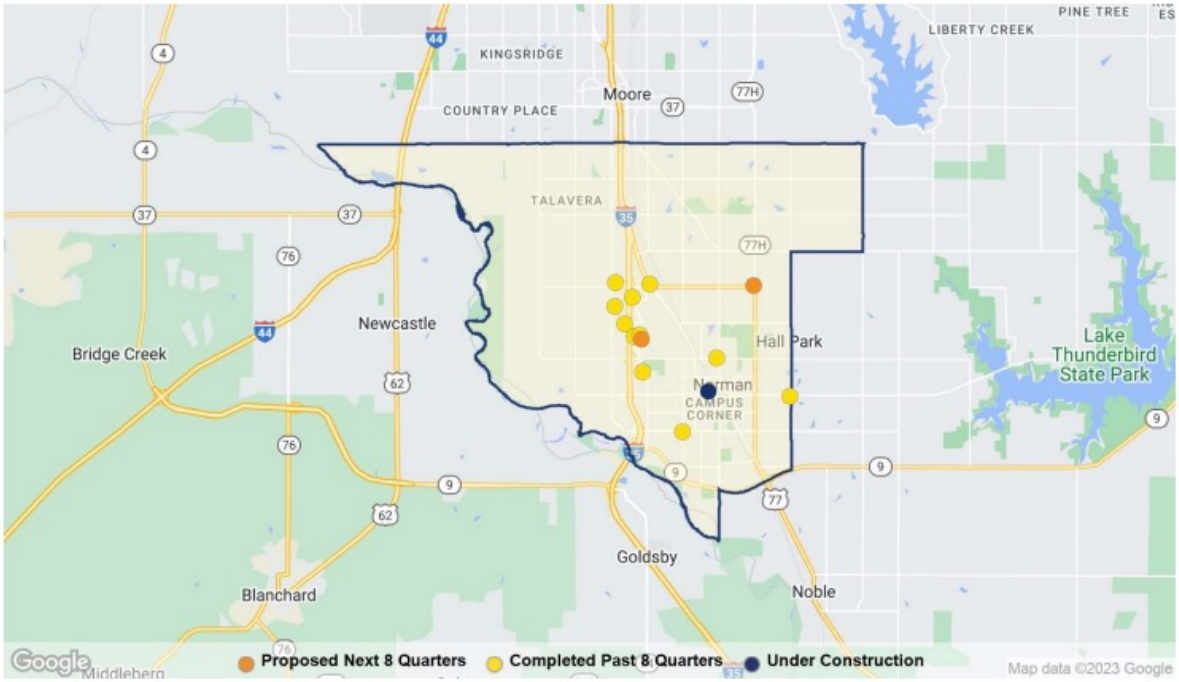
Supply, Demand & Development Pipeline

- The Greater Norman submarket has on average 176,540 square feet delivered to the market on an annual basis. There has been 194,998 square feet delivered to the submarket over the past two years. This is above the retail delivery average in the market based on historic averages.
- When analyzing the next two years, there is 6,180 square feet that will be delivered to the market and 116,400 square that is proposed to be delivered in the next two years.
- The proposed 116,400 square feet is divided between two properties. The 66,400 square foot property will be an addition to University Town Center. The 50,000 square foot property will be located on East Tecumseh Road.
- According to the Overall Supply & Demand table shown to the right, there is negative absorption levels projected for the next year in the submarket, until numbers stabilize and become positive in the three years to follow. Based on positive absorption of new supply in the coming years, there is opportunity for additional retail development.

All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
176,540	194,998	6,180	116,[illegible]

Item 4.

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



OVERALL SUPPLY & DEMAND

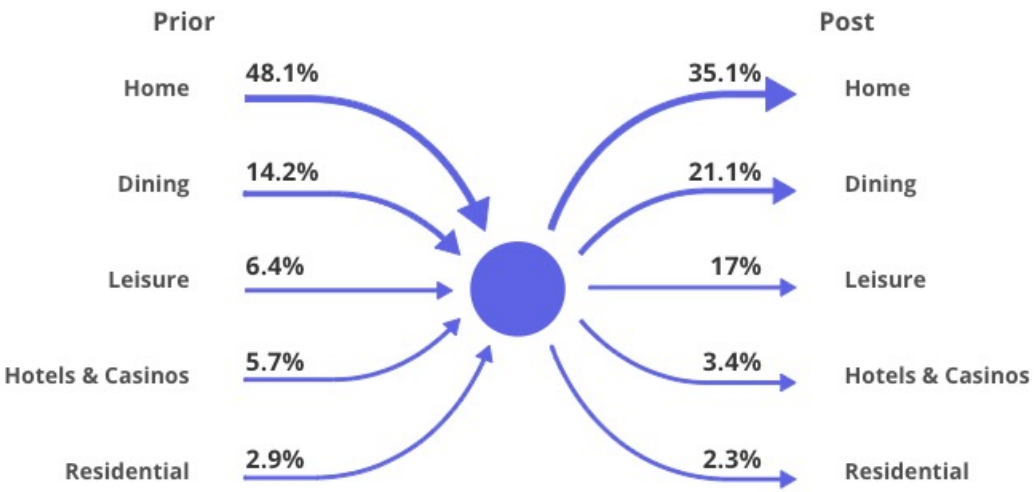
	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	10,665,412	71,807	0.7%	52,831	0.5%	1.4
2026	10,593,605	60,312	0.6%	46,746	0.4%	1.3
2025	10,533,293	35,527	0.3%	26,833	0.3%	1.3
2024	10,497,766	(3,063)	0%	(32,237)	-0.3%	-
2023	10,500,829	50,500	0.5%	(62,933)	-0.6%	-
YTD	10,500,829	50,500	0.5%	(61,884)	-0.6%	-
2022	10,450,329	101,780	1.0%	115,034	1.1%	0.9
2021	10,348,549	204,902	2.0%	76,174	0.7%	2.7
2020	10,143,647	42,115	0.4%	102,405	1.0%	0.4
2019	10,101,532	29,241	0.3%	(124,157)	-1.2%	-
2018	10,072,291	183,026	1.9%	57,201	0.6%	3.2
2017	9,889,265	28,656	0.3%	31,345	0.3%	0.9
2016	9,860,609	137,688	1.4%	99,047	1.0%	1.4
2015	9,722,921	77,085	0.8%	194,162	2.0%	0.4
2014	9,645,836	110,670	1.2%	95,498	1.0%	1.2
2013	9,535,166	341,445	3.7%	416,836	4.4%	0.8
2012	9,193,721	120,920	1.3%	93,224	1.0%	[illegible]
2011	9,072,801	218,913	2.5%	169,871	1.9%	[illegible]

Retail Visitation

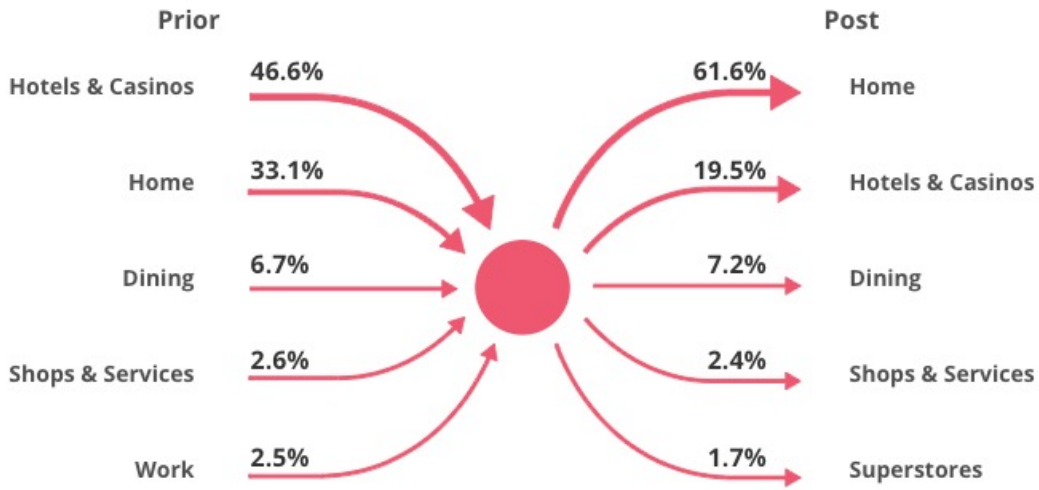
Retail Visitation Analysis

With the incorporation of Placer.ai as a visitation tracking tool, Hunden has analyzed prior and post points of interests and the “Favorite Places” of the Lloyd Noble Center and Riverwind Casino. Favorite Places is defined as a list of other local places that visitors to a certain property have also visited during the selected time frame. The Top Five most popular points of interest for both subject properties are all in the retail industry, classified as malls or shopping centers. Additionally, Leisure and Dining are seen as most popular for visitors to frequent before and after visiting the Lloyd Noble Center and Riverwind Casino.

Lloyd Noble Center



Riverwind Casino



Lloyd Noble Center "Favorite Places"

Rank	Point of Interest	Miles Away	# of Visitors
#1	University Town Center	4.2	154,000
#2	Penn Square Mall	24.1	118,500
#3	Will Rogers World Airport	16.7	93,400
#4	Gaylord Family Oklahoma Memorial Stadium	1.3	91,400
#5	Target	4.0	89,100

Source: Placer.ai

Riverwind Casino "Favorite Places"

Rank	Point of Interest	Miles Away	# of Visitors
#1	University Town Center	4.2	114,700
#2	Penn Square Mall	24.0	104,00
#3	Westgate Marketplace	20.7	99,700
#4	Newcastle Casino	8.6	82,300
#5	Will Rogers World Airport	15.8	73,700

Source: Placer.ai

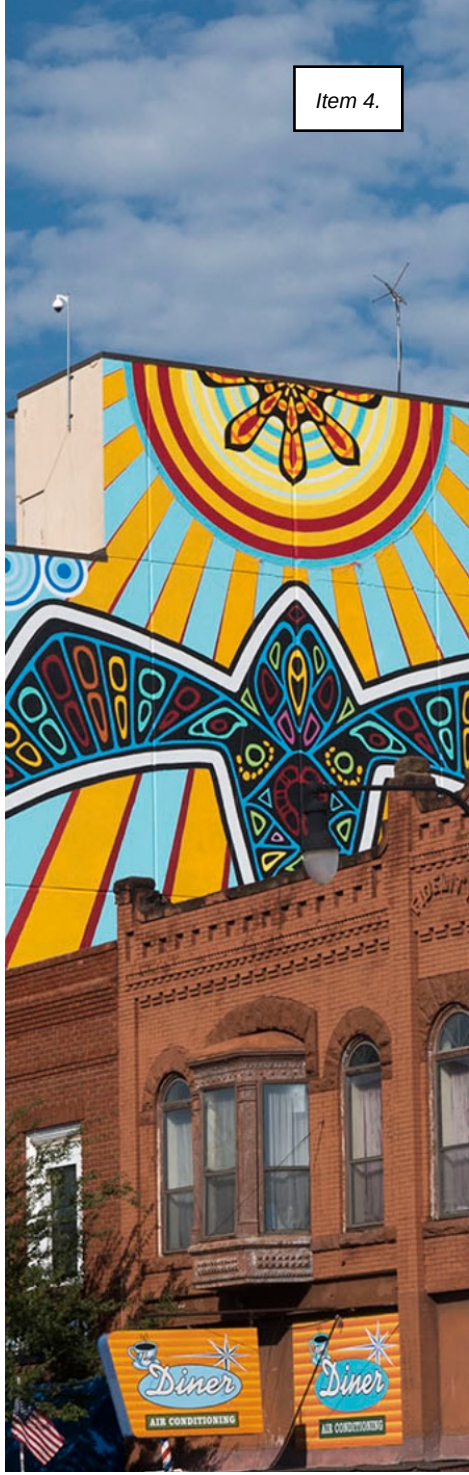
Retail / Dining Nodes

Norman, OK Major Retail & Dining Nodes - Ranked by Total 2022 Visits

Area	2022 Visits	2022 Visitors	Visits Per Customer	Visits Over 100 Miles	% Visits over 100 Miles	Restaurants	Retailers	Adjacent Hotel Rooms
University Town Center	4,900,000	944,800	5.19	703,800	14.4%	22	41	503
Campus Corner	3,300,000	545,100	6.05	1,100,000	33.3%	23	22	91
Parkway Plaza	2,300,000	595,800	3.86	277,600	12.1%	2	13	194
Historic Downtown	1,900,000	504,100	3.77	483,300	25.4%	42	50	16
Redbud Plaza	1,800,000	427,800	4.21	148,400	8.2%	4	17	135
Sooner Mall	1,500,000	562,400	2.67	142,300	9.5%	7	52	283
Brookhaven Village	935,500	231,300	4.04	146,500	15.7%	6	22	0
Robinson Crossing	821,600	310,900	2.64	152,000	18.5%	4	28	0
Total	17,457,100	4,122,200	4.23	3,153,900	18.1%	110	245	1,222

Source: Placer.ai

- Norman has a number of major retail and dining nodes, with multiple nodes located adjacent to or near the Project site.
- University Town Center (UTC), located directly south of the Project site, generated an estimated 4.9 million visits in 2022 with 503 walkable hotel rooms over three properties. The UTC POI that resulted in these visitation statistics does not include roads or large surface parking areas.
- Campus Corner, located on OU's campus, generated the highest number of estimated long-distance visits.
- Commercial tenants at these major nodes include mostly big box, chain, or fast casual concepts that do not drive long-distance visitation.
- Downtown Norman has the highest density of unique and locally driven restaurants and retailers, often sought after by visitors looking for a unique, historic or walkable setting.
- Downtown OKC offers additional high-end retail in its traditional mall settings, along with additional retail centers located outside the downtown core.
- The Project presents the opportunity to attract unique and experiential restaurant and retail concepts that drive long-distance visitor spending and impacts. "Eatertainment" concepts are attractive to both residents and families and those visiting Norman or the district for major events.
- Though most of these nodes have walkable hotels, these are mostly limited-service properties, and offerings within these nodes themselves are not cause enough to generate new overnight demand.



Key Highlights

Retail Market

The proposed entertainment venue and surrounding mixed-use district will generate a much larger customer segment to the area that in turn will further support retail centers and mall developments. As Norman expands on the multi purpose event center, there will be large demand for the visitors to this facilities to dine and shop locally after attending a show, conference or sporting event.

The Norman retail submarket has seen negative net absorption over the past 12 months of nearly 68,000 SF. Vacancy rates have also risen 0.9 percent over the same period and are currently at 6.6 percent.

Within the submarket, general retail is the largest subtype with approximately 6.2 million SF under construction.

The Comparable Market Developments Set displays properties that are extensive in size, have large visitation, and have low vacancies. One of the latest major deliveries to the market was the Shops at Tecumseh and has performed strongly with full-occupancy.

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Entertainment

Riverwind Casino

Reaves Park

HeyDay

Westwood Aquatic Center

The table to the right details popular arts, amateur sports, and entertainment assets with associated estimated 2022 visitation.

- There are a wide variety of entertainment driven assets in Norman, including casinos, family-entertainment retail, outdoor sports and recreation, and arts facilities.
- These types of assets not only service the local community, but aid in generating long-distance visitation and spending.
- The future planned National Weather Center Museum would also drive tourism and spending to the district.
- Though OKC has additional arts and entertainment offerings, the Project can infuse additional entertainment assets to help activate the district on a year-round basis and generate additional economic impacts and taxes.

Norman, OK Arts & Entertainment Assets - Ranked by Total 2022 Visits

Facility	2022 Visits	2022 Visitors	Visits Per Customer	Visits Over 100 Miles	% Visits over 100 Miles
Riverwind Casino	1,600,000	328,400	4.87	286,900	17.9%
OU Arts District	585,600	82,400	7.11	222,900	38.1%
Reaves Sports Complex	481,100	198,300	2.43	86,400	18.0%
HeyDay Norman	406,000	235,800	1.72	52,900	13.0%
Griffin Sports Complex	316,200	65,200	4.85	37,400	11.8%
Sooner Bowling Center	195,000	95,000	2.05	24,000	12.3%
Robinson Crossing AMC Theatre	192,000	92,600	2.07	22,100	11.5%
Thunderbird Casino	154,300	30,800	5.01	14,400	9.3%
National Weather Center	86,500	10,100	8.56	36,700	42.4%
Westwood Family Aquatic Center	76,100	29,500	2.58	6,000	7.9%
Stratus Climbing, Yoga & Fitness	62,200	11,300	5.50	11,200	18.0%
Goldby Gaming Center	54,500	13,600	4.01	2,400	4.4%
Oklahoma Motor Sports Complex	47,800	23,700	2.02	12,300	25.7%
Calypso Cove Marina	23,400	11,100	2.11	2,500	10.7%
The Depot	18,200	15,900	1.14	5,300	29.1%
Sooner Theatre	18,100	9,800	1.85	2,500	13.8%
Total	4,317,000	1,253,500	3.44	825,900	19.1%

Source: Placer.ai

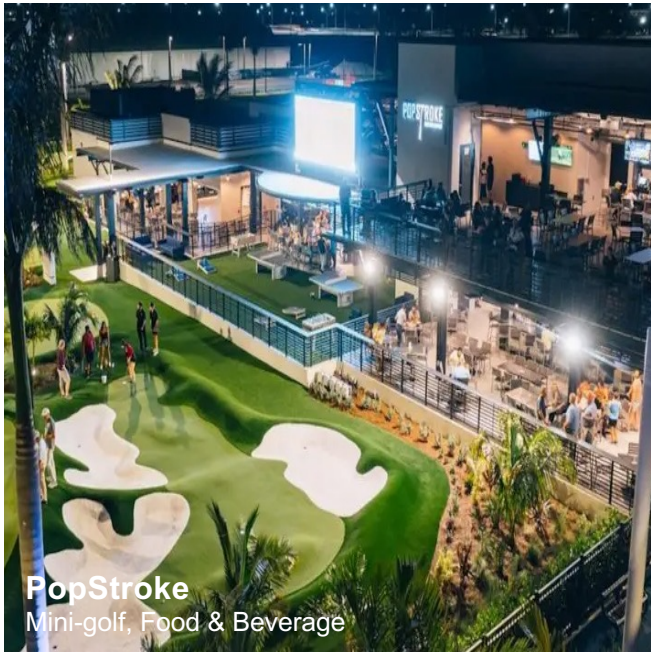
Family Entertainment / “Eatertainment”

Even with the planned entertainment venue for the Project, there are other sources of entertainment that are widely popular around the country that wouldn’t require as significant public investment or incentives as the proposed venue. These facilities are often developed as part of a broader mixed-use district to provide additional activities for visiting families and guests that can aid in extending stays and spending.

Eatertainment venues combine dining with entertainment options but are higher end experiences than traditional arcades or bowling alleys. Eatertainment venues are a one-stop experience for premium meals, fun activities and a destination for consumers to meet up with friends and family in a more active and engaging fashion than a standard restaurant. OKC offers such popular concepts as Topgolf and Chicken N Pickle.

These venues are often very successful in sports and entertainment districts because of their ability to accommodate large groups. Eatertainment venues are typically large in size, which is beneficial for meetings and events as they can host groups looking for entertainment and restaurant options. They can serve as an anchor for a sports or entertainment district.

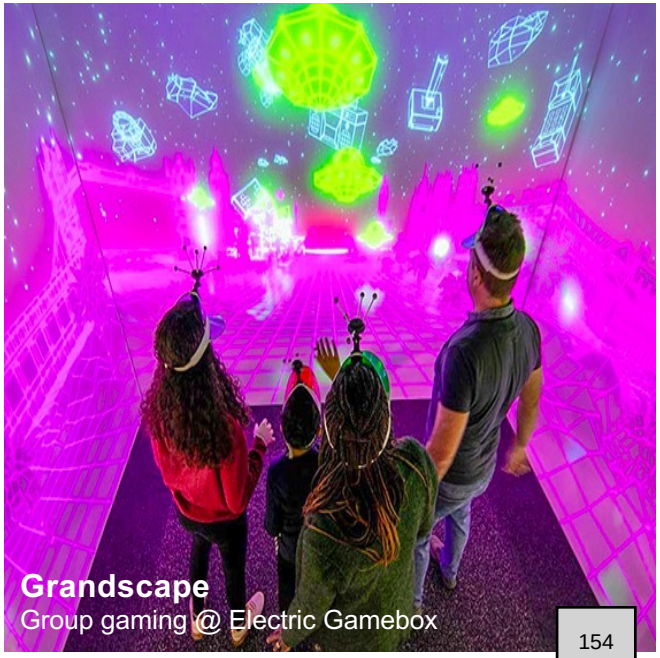
The images to the right show examples of these innovative concepts to show potential development opportunities in the area of experiential dining, sports, and family entertainment.



PopStroke
Mini-golf, Food & Beverage

Punch Bowl Social
Bowling, Gaming, Karaoke

Toca Social
Interactive Soccer, Food & Beverage



Grandscape
Group gaming @ Electric Gamebox

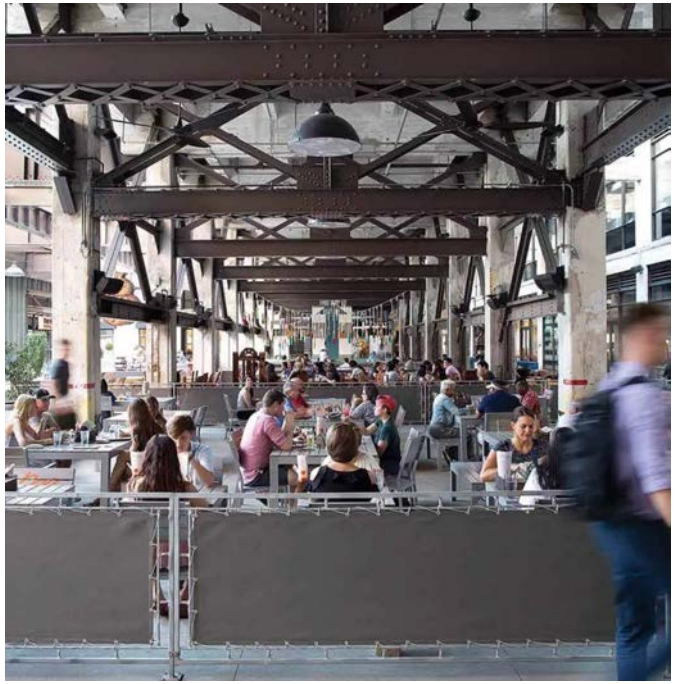
Food Halls

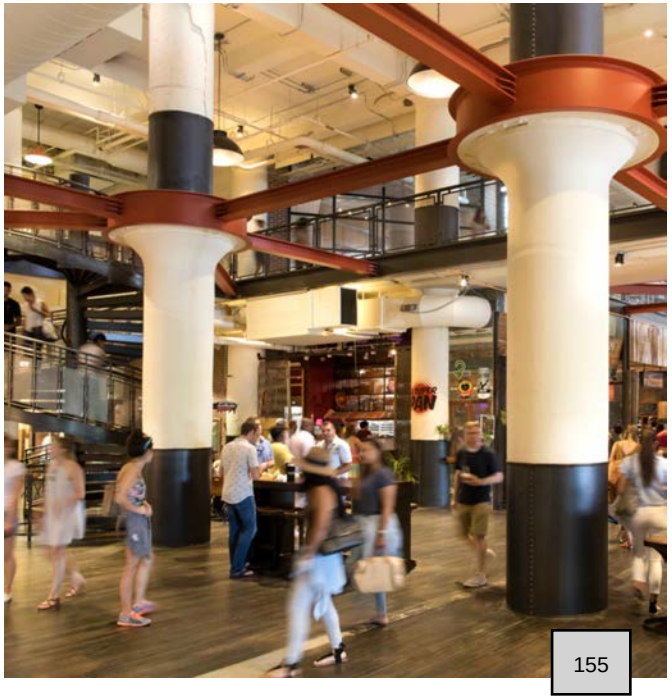
Food halls are an increasingly popular dining option that offer consumers a high-end, unique experience. Food halls consist of an assortment of food and beverage options and often are combined with retail shops and entertainment nodes to make the space a destination.

Restaurants in food halls focus on locally-developed start-ups as opposed to food courts that offer large national chains. The assortment of options that are offered attract large groups of people, fulfilling the desires of all consumers in the group and allowing them to enjoy a meal together. Food halls also often incorporate outdoor dining and event space often activated with live entertainment and events.

- Norman has number of breweries located mostly downtown. Additions to these can be infused into food halls as well as part of a district's overall food and beverage plan.
- The Collective, OKC's first food hall, features 11 kitchens, a 32-tap bar, and rooftop patio.

The pictures on the right show the Ponce City Market food halls in Atlanta, GA.





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Campus-Style Clustering

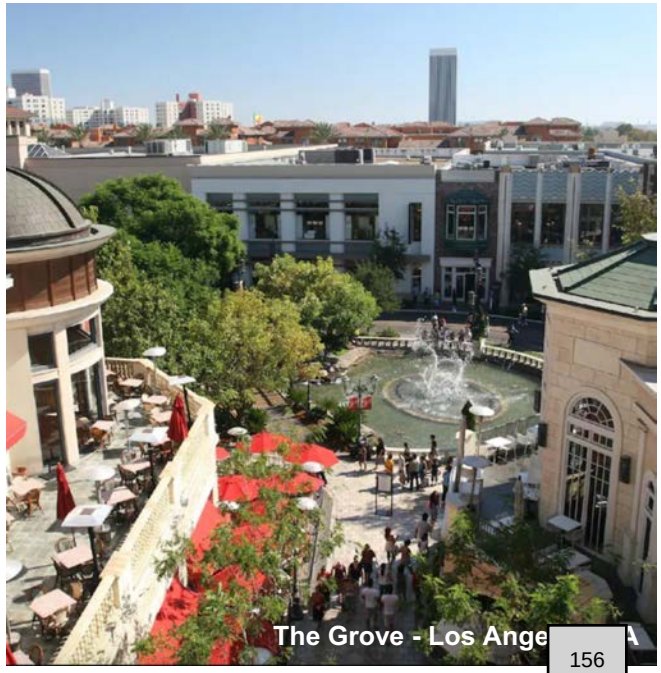
There are two main types of district design: linear street layout and campus-style clustering. The Project is best suited for campus-style clustering, features of which include:

- Large indoor spaces and rooftops create opportunities for scenic views and stand-out entertainment concepts
- Combine well with recreational trails and outdoor / activated plaza spaces
- Large building sizes offer multiple uses on different level, such as co-working offices, hotels, loft-style residences, meeting and event space, and small-shop marketplaces
- Often house city-markets with locally-made goods and fresh foods
- Are distinctly attractive for arts-based events, art installations, and become stops for tourists looking for something to augment their driving tours
- Groupings of buildings allows for clusters of theme-based retailers and uses, lifestyle retail, and hospitality/nightlife
- Creative lighting at night highlights the 18-hour day variety of uses and activities, looking vastly different than typical retail centers

The Paseo - Pasadena, CA

Midtown District - Carmel, IN

Ponce City Market - Atlanta, GA


The Grove - Los Ange

Key Highlights

Retail, Dining, and Entertainment

Based on Hunden's analysis of retail and dining nodes and existing entertainment assets, there are additional opportunities to enhance Norman's overall appeal to increase incremental revenues at the Project site. A dense and vibrant mixed-use district surrounding the proposed entertainment venue would aid in providing a sense of place, providing unique offerings beyond the mostly traditional retail and restaurant development currently in Norman. Below outlines key elements to successful districts that can be applied to the Project.

Create **a density of retail, restaurant, entertainment, multifamily, office, and hotel offerings** adjacent to major demand inducing assets such as arenas, stadiums or convention centers in order to create a critical mass of people 24/7.

Feature vehicular through-streets that allow cars to drive through the development for better visibility and access, just as a village "main street."

All-year programmed events that cater to all age groups will create a true community civic space, often in central park greens and inside food hall buildings during colder seasons.

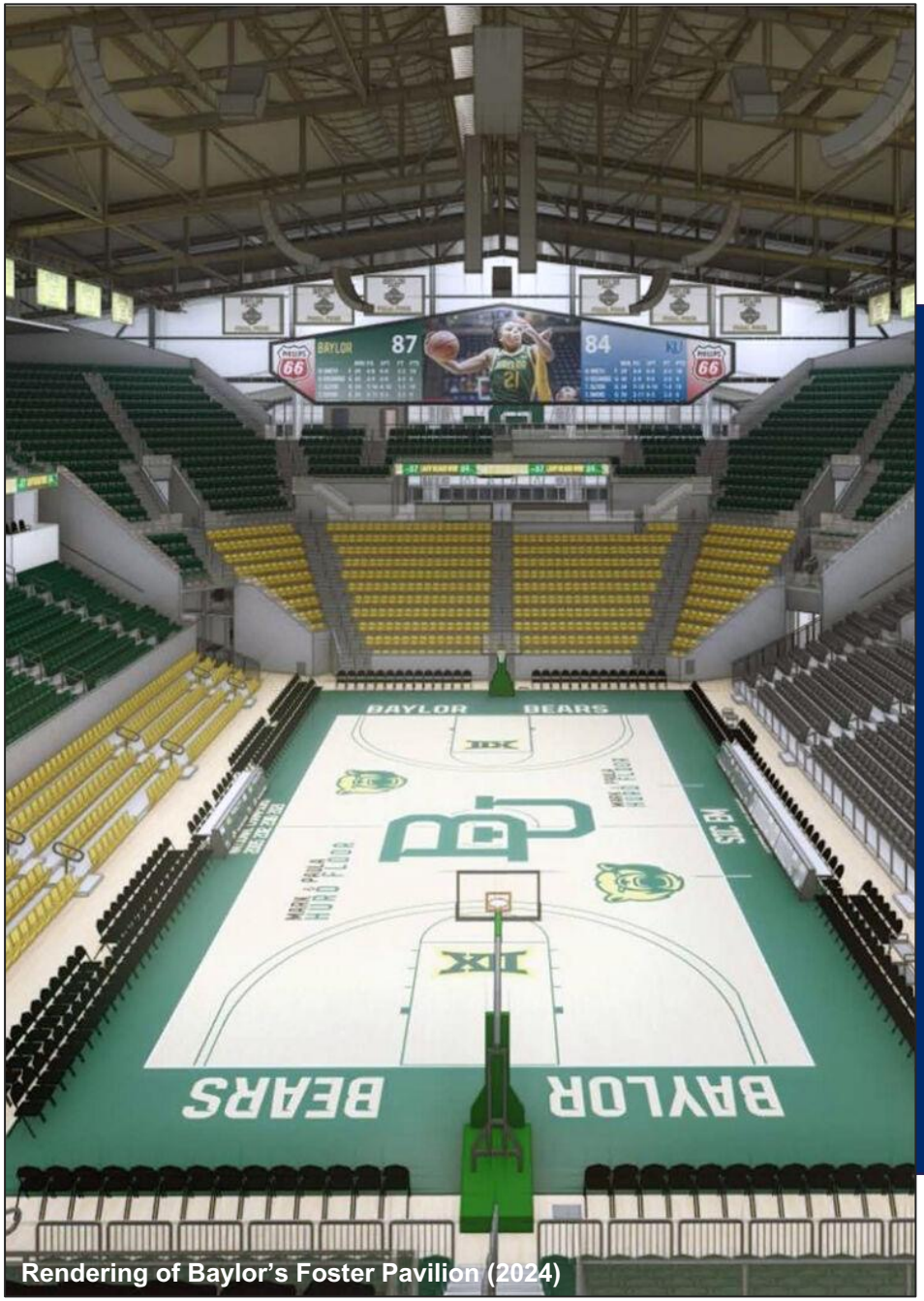
Case Studies Introduction

Hunden analyzed many University arenas across the country with the goal of answering many of the key questions outlined at the beginning of this report. Additionally, with OU joining the SEC in 2024, it is important to understand visitation trends of comparable universities within this conference.

New Developments: What can be learned from newly developed collegiate areas, or those under development currently? How does the mixed-use nature of many of the new developments influence these projects?

Public-Private Financing: How have collegiate arenas been financed?

Third-Party Operator: What is the impact of concerts, family shows and other events on the visitation to University arenas? How can a new arena's calendar be optimized to generate economic impact, that 'but for' the arena project, would not have occurred in the local area?



Rendering of Baylor's Foster Pavilion (2024)

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Case Studies

30.9

Average Number of Ticketed Non-University Events in 2022

55%

Average Public-Sector Funding Contribution

Foster Pavilion

Baylor University
Open: 2024
Seats: 7,000
Cost: $213 million
Public Share: 30.6%
Management: OVG360

KFC Yum! Center

University of Louisville
Open: 2010
Seats: 22,000
Cost: $238 million
Public Share: 54%
Management: ASM
Non-University Events (2022): 39

Moody Center

University of Texas - Austin
Open: 2022
Seats: 15,000
Cost: $375 million
Public Share: 0%
Management: OVG360
Non-University Events (2022): 72

Tsongas Center

University of Massachusetts
Open: 1998
Seats: 7,000
Cost: $24 million
Public Share: 90%
Management: OVG360
Non-University Events (2022): 11

Chesapeake Employers Insurance Arena

University of Maryland, Baltimore County
Open: 2018
Seats: 4,654
Cost: $85 million
Public Share: 0%
Management: OVG360
Non-University Events (2022): 27

Chaifetz Arena

St. Louis University
Open: 2008
Seats: 10,600
Cost: $80.5 million
Public Share: 10%
Management: OVG360
Non-University Events (2022): 21

Pinnacle Bank Arena

University of Nebraska
Open: 2013
Seats: 15,500
Cost: $181 million
Public Share: 100%
Management: ASM
Non-University Events (2022): 14

Addition Financial Arena

University of Central Florida
Open: 2007
Seats: 10,000
Cost: $107 million
Public Share: 0%
Management: Spectra
Non-University Events (2022): 32

Source: Various, Pollstar

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Visitation Analysis

Collegiate Arenas

Hunden assessed comparable arenas over the Big 12 and the SEC and those that were identified as comparable public-private developments with private professional management. This analysis leverages Placer.Ai geofencing data which utilizes cell phone data to provide estimates of visitation to specific points of interest (POI).

Collegiate Arena Visitation 2022

							In-County		Out-of-County		In-State		Out-of-State	
Venue	University	Conference	Capacity	No. of Ticketed Non-University Events	Total Visits 2022	Visits/Seat	Visits	%	Visits	%	Visits	%	Visits	%
KYC Yum! Center	University of Louisville	ACC	22,000	39	1,400,000	64	560,280	40.0%	839,720	60%	938,775	67.1%	461,225	33%
Moody Center	University of Texas - Austin	Big 12	15,000	72	1,100,000	73	460,793	41.9%	639,207	58%	983,750	89.4%	116,250	11%
Pinnacle Bank Arena	University of Nebraska	Big 10	15,500	14	1,000,000	65	388,561	38.9%	611,439	61%	905,560	90.6%	94,440	9%
Addition Financial Arena	University of Central Florida	Big 12	10,000	31	977,900	98	358,117	36.6%	619,783	63%	867,045	88.7%	110,855	11%
United Supermarkets Arena	Texas Tech University	Big 12	15,000	4	865,800	58	446,500	51.6%	419,300	48%	789,739	91.2%	76,061	9%
Chaifetz Arena	St. Louis University	A10	10,600	21	713,400	67	172,367	24.2%	541,033	76%	518,123	72.6%	195,277	27%
Tsongas Center	University of Massachusetts	A10	6,500	11	509,700	78	264,591	51.9%	245,109	48%	421,928	82.8%	87,772	17%
Chesapeake Employers Insurance Arena	University of Maryland, Baltimore County	America East	4,654	27	455,400	98	146,701	32.2%	308,699	68%	336,434	73.9%	118,966	26%
Other Relevant Venues														
Thompson-Boling Arena	University of Tennessee	SEC	21,678	26	1,300,000	60	430,028	33.1%	869,972	67%	948,762	73.0%	351,238	27%
Rupp Arena	University of Kentucky	SEC	20,545	37	1,400,000	68	355,813	25.4%	1,044,187	75%	1,151,947	82.3%	248,053	18%
The Sandy and John Black Pavillion at Ole Miss	Ole Miss University	SEC	9,500	0	475,800	50	144,300	30.3%	331,500	70%	305,449	64.2%	170,351	36%
Average			12,930	26	927,091	71	338,914	36.9%	588,177	63%	742,501	79.6%	184,590	20%
Lloyd Noble	University of Oklahoma	Big 12	11,528	0	489,000	42	166,241	34.0%	322,759	66%	385,666	78.9%	103,334	21%

Source: Pollstar

In terms of the student population, Placer registers a new “home” for a cell phone owner after 30 days of being at a new city every night. Thus, for each arena there is a slight overestimation of out-of-county and out-of-state visits during the initial events of the school year.

Visitation Analysis

Collegiate Arenas

Hunden's assessment of several privately managed arenas was aimed at understanding the potential visitation increase of the Project compared to what is currently experienced at Lloyd Noble. The analysis below shows that if the average efficiency (visits per seat) of the eight arenas analyzed is applied to the proposed Project of 10,500 capacity. The baseline visitation increase compared to the visitation at Llyod Noble in 2022 is an estimated to be 256,500 additional annual visits. This analysis shows the impact of concerts and other non-university events and supports the projections completed in the demand, financial and impact chapters of this report.

920k **Average Number of Annual Visits**	/	**12,930** **Average Capacity of Venues Analyzed**	=	**71** **Average Number of Visits Per Seat**
71 **Average Number of Visits Per Seat**	x	**10,500** **Proposed Capacity of Project**	=	**745,500** **Estimated Baseline Annual Visits of Project**

Current	*Estimated*	*Increase*
489,000	**745,500**	**256,500**
2022 Estimated Visits to Lloyd Noble Center	**Estimated Baseline Annual Visits of Project**	**Estimated Annual Visitation Increase**

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Case Study: Profiles

Moody Center

Austin, TX

Tenant(s) — UT Basketball, UT Volleyball, Austin Gamblers (PBR)

Seating Capacity — 15,000 seats (total), 10,763 (basketball)

Year Built — 2022

Ownership — University of Texas, Austin

Operator — OVG 360 & UT Austin

Project Cost — $338 million

Financing — 100% University/Private Share

Notes — The Moody Center is the new home for the Longhorns. When the arena opened in 2022, it replaced the Frank Erwin Center. The arena predominantly services the University; however, it hosts many other events such as concerts, family shows and other entertainment acts. There are multiple groups that have contributed to the success of the venue including Oakview Group, Live Nation/C3 Presents and the University of Texas.

UT contributed the approximately 6.6 acres to OVG in a lease agreement. OVG developed the arena and provides UT with approximately 60 dates per year for athletics and other university events.

The Moody Foundation contributed a $130 million grant for the arena, which gave them naming rights for the venue.

Moody Center & Frank Erwin Center

Moody Center - Austin, Texas

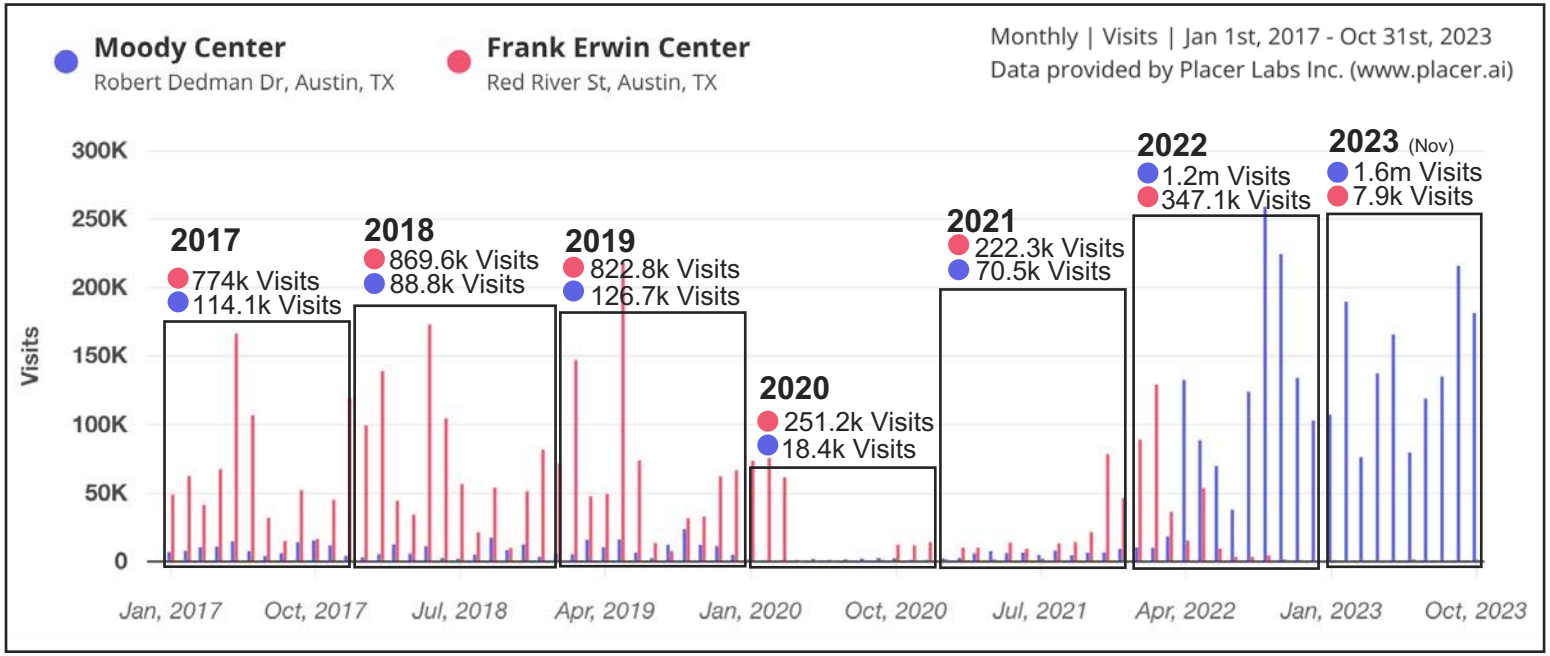
Year	Number of Events	% Events Represented	% of Available Tickets Sold	Average Attendance	Avg. Ticket Price	Estimated Gross Ticket Revenue (millions)
2023	75	89.3%	90%	9,025	$105.83	$71.64
2022	73	95.9%	90%	8,797	$106.17	$68.18
Average	**74**	**93%**	**90%**	**8,911**	**$106.00**	**$69.91**
2019-15	**73**	**96%**	**90%**	**8,797**	**$106.17**	**$68.18**

Source: Pollstar

Frank Erwin Center - Austin, Texas

Year	Number of Events	% Events Represented	% of Available Tickets Sold	Average Attendance	Avg. Ticket Price	Estimated Gross Ticket Revenue (millions)
2021	8	62.5%	91%	8,920	$83.90	$5.99
2020	4	75.0%	99%	10,425	$99.56	$4.15
2019	16	87.5%	90%	8,243	$90.25	$11.90
2018	18	77.8%	73%	5,706	$77.60	$7.97
2017	19	78.9%	77%	6,493	$80.27	$9.90
2016	24	87.5%	77%	7,108	$76.05	$12.97
2015	22	72.7%	80%	6,998	$73.59	$11.33
2014	11	81.8%	78%	6,544	$55.01	$3.96
2013	23	82.6%	78%	7,498	$67.55	$11.65
2012	11	100.0%	87%	8,073	$84.18	$7.48
2011	24	70.8%	79%	7,060	$57.26	$9.70
2010	18	83.3%	80%	7,045	$52.30	$6.63
2009	26	92.3%	78%	5,926	$51.26	$7.90
Average	**17**	**80.99%**	**82.01%**	**7,388**	**$72.98**	**$8.58**
2021-2017	**13**	**76.35%**	**85.99%**	**7,957**	**$86.31**	**$7.98**

Source: Pollstar



Frank Erwin Center

Average 2017 – 2019

822.1k Visits

Moody Center

Average 2022 – 2023 (Est)

1.47m Visits

650.6k Visit

Difference

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Moody Center

Chesapeake Employers Insurance Arena

Baltimore, MD

Tenant(s) — UMBC Athletics

Seating Capacity — 4,654 (basketball) 5,500 (concerts)

Year Built — 2018

Ownership — UMBC

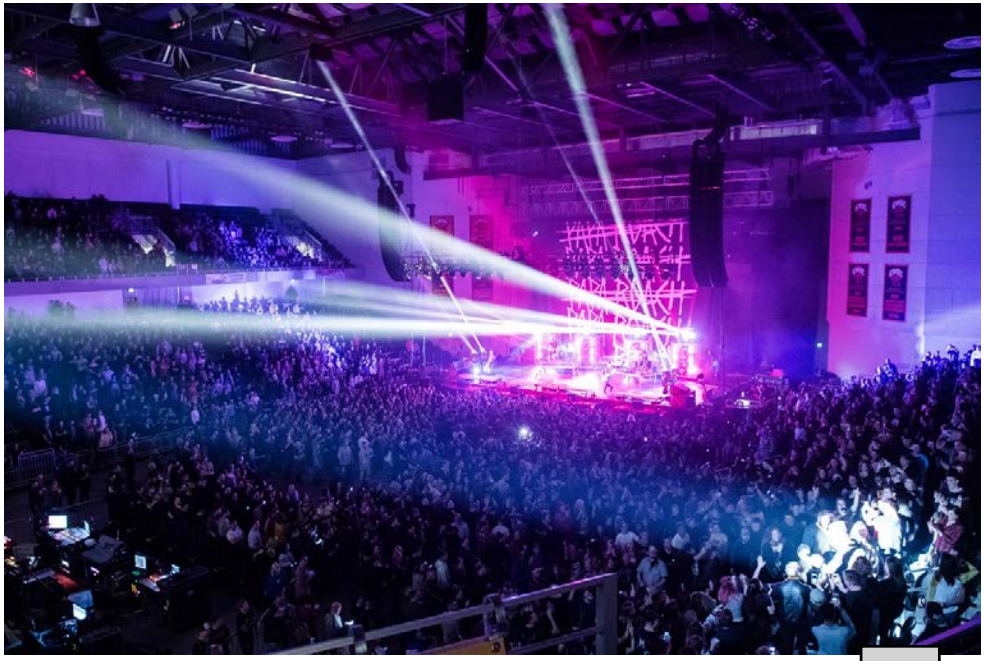
Operator — OVG 360

Project Cost — $85 million

Financing — 100% University/Private Share

Notes — The Chesapeake Employers Insurance Arena was completed in 2018 for the University of Maryland, Baltimore County (UMBC). Prior to the completion of the new arena that UMBC athletics basketball and volleyball programs played in the Retriever Activities Center, which is the school's recreation center.

The naming rights deal with Chesapeake Employers Insurance was a 15-year $5 million deal. The arena was largely funded by the University and private organizations.



Chesapeake Employers Insurance Arena

Chesapeake Employers Insurance Arena - Baltimore, MD

Year	Number of Events	% Events Represented	% of Available Tickets Sold	Average Attendance	Avg. Ticket Price	Estimated Gross Ticket Revenue (millions)
2023	9	22.2%	70%	3,007	$64.74	$1.75
2022	27	33.3%	77%	3,578	$70.13	$6.78
2021	5	40.0%	64%	2,968	$56.85	$0.84
2020	1	0.0%	--	--	--	--
2019	19	31.6%	86%	3,833	$66.59	$4.85
2018	10	70.0%	55%	2,424	$47.22	$1.14
Average (Ex 2020)	**9**	**35.39%**	**68.25%**	**3,075**	**$56.89**	**$2.28**

Source: Pollstar

Retriever Activities Center

2017 (Last Year as Home of the UMBC Basketball & Volleyball Programs)

153.6k Visits

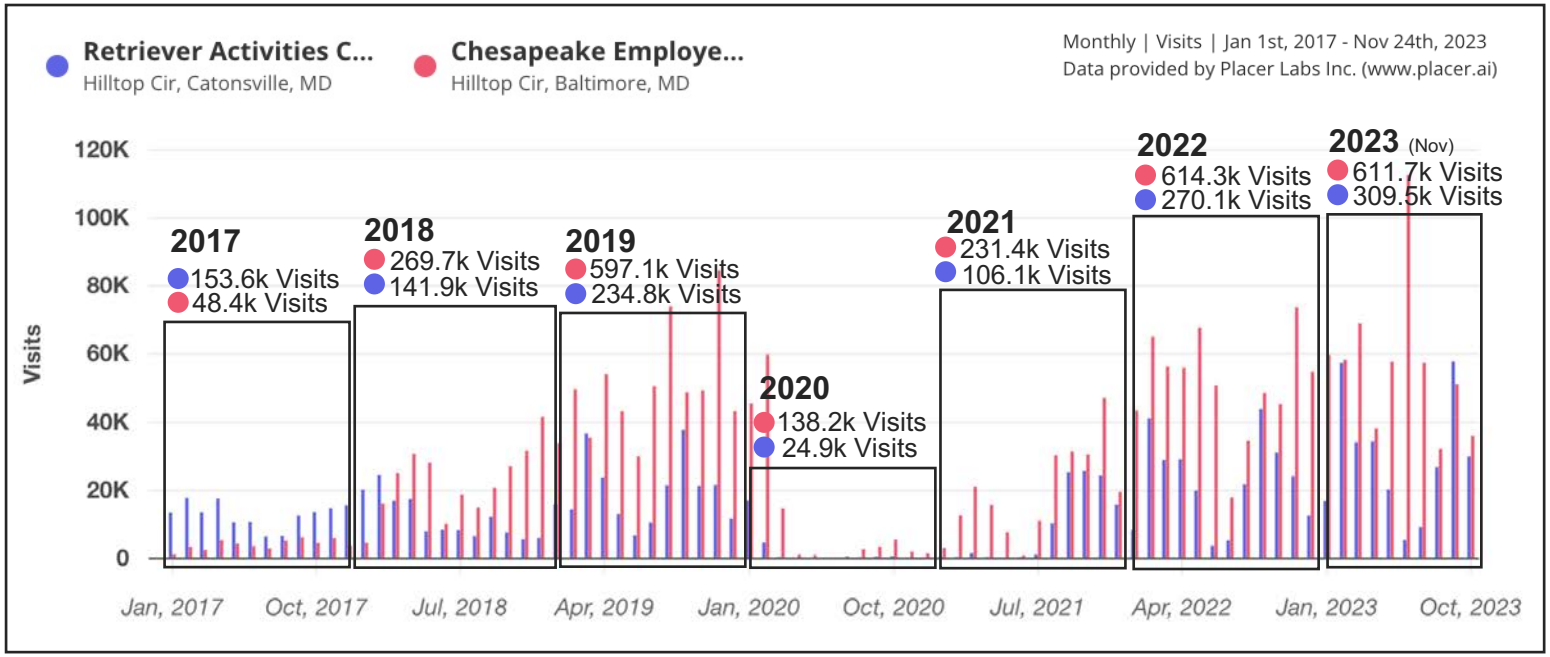
Chesapeake Employers Insurance Arena

Average (2019, 2022 & 2023)

607.7k

454.1k Visit

Difference



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Chesapeake Employers Insurance Arena

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Pinnacle Bank Arena

Lincoln, NE

Tenant(s) — Nebraska Cornhuskers

Seating Capacity — 15,500 seats (basketball), 16,130 (center stage)

Year Built — 2013

Ownership — City of Lincoln

Operator — ASM Global

Project Cost — $181 million, $375 million West Haymarket District

Financing — 100% Public

Notes — The Pinnacle Bank Arena was completed in 2013 to replace the former Bob Devaney Sports Center. The arena was a part of a larger revitalization effort of the West Haymarket District in downtown Lincoln, NE. The surrounding West Haymarket District includes over 100,000 SF of retail space, 100,000 SF of office space, 200 hotel rooms, 4,000 parking spaces, and 373 residential units.

The construction of the arena was largely a city driven effort. Funding from the city, which is further detailed on following slides, largely came from a bond offering for the development of the arena and the surrounding Haymarket District. The city imposed several additional taxes that went to a vote, which would assist in paying off the cities bond payment obligations.

Pinnacle Bank Arena
Financing Detail

Although the financing may be different than what takes shape in Cleveland County/Norman, the Pinnacle Bank Arena project is a strong case study to show that it takes creative financing to fund these large, significantly impactful projects. Additionally, the tax generation that has occurred to assist in funding the arena has far exceeded expectations showing the significant impact in terms of new spending these Project can generate.

The funding of Pinnacle Bank Arena required a creative financing strategy that required voter approval of additional taxes to revitalize the West Haymarket District and construct the arena.

Revenue Streams to Payback City Issued Debt

- 2% occupation tax on Lincoln's restaurants and bars
- 4% hotel/motel
- 4% rental car tax
- State sales turnback tax
- Parking revenue
- Premium seating revenue
- Naming rights

A joint public agency (JPA) was created to oversee finances of Pinnacle Bank Arena and the surrounding West Haymarket District. The project involved the relocation and elimination of existing railroad tracks and completion of other site preparation activities, the construction of Pinnacle Bank Arena, a community ice center, private retail and office space, a new Amtrak Station, residential units, surface and decked parking, public gathering areas, street and utility improvements, landscaping, trails and walkways, pedestrian bridges, and environmental enhancements

Currently, occupation tax revenue is able to cover the bond repayment, stated in September of 2023 by Lyn Heaton the cities Finance Director. The following breakdown is the financial position of the financing of the Project as of September of 2023:

Bond Debt:

Total: $595.5 million

Amount Paid: $166 million

Revenue:

Occupation Taxes: $202.8 million

Premium Arena Seating: $24.2 million

Turnback Taxes: $15.4 million

Parking Revenue: $22.2 million

*Arena revenue used to covert operating expenses not included.

Pinnacle Bank Arena
Outperforming Expectations

2022 Revenue

Occupation Taxes: $20,004,357

Intergovernmental: $3,585,254

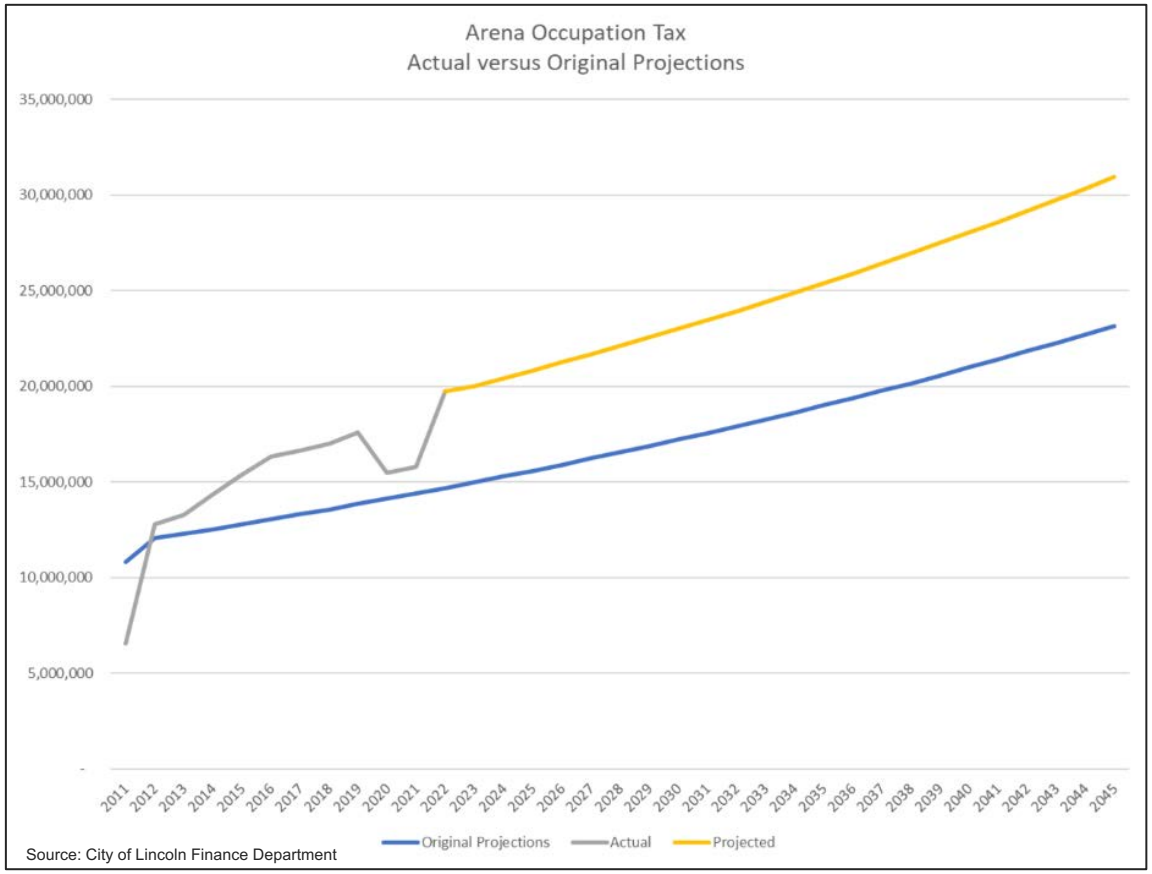
Parking facility revenue: $$3,049,351

Suit and premium seating revenue: $2,444,564

Investment Income: ($16,614)

Other program revenues: $3,648,9

The chart to the right shows that the revenue from the occupation taxes imposed has far surpassed initial projections. Collection of occupation taxes is currently $30 million more to date than originally projected, which has assisted paying off the city's debt obligations. One driving factor behind this is the fact that the arena created a ripple effect of additional new development beyond what was initially planned in the West Haymarket District.



Pinnacle Bank Arena & West Haymarket District

KFC Yum! Center

Louisville, KY

Tenant(s) — University of Louisville

Seating Capacity — 22,090 seats (basketball), 17,500 (end stage)

Year Built — 2010

Ownership — Louisville Arena Authority

Operator — ASM Global

Project Cost — $238 million

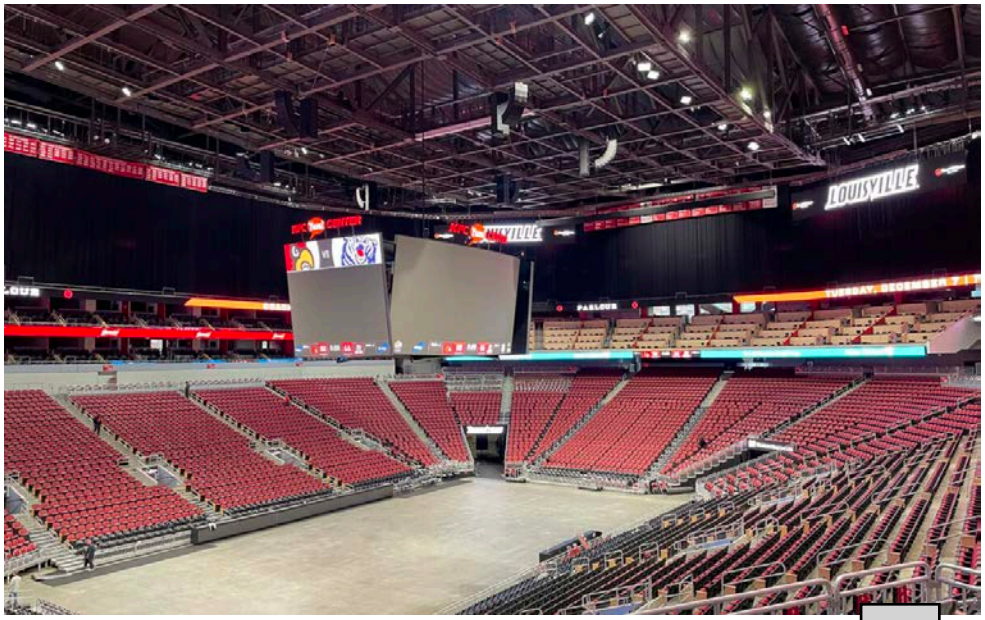
Financing — 54% Public, 46% Private

Notes — The KFC Yum! Center is the home of the University of Louisville Cardinal's men's and women's basketball teams, volleyball team, and the Louisville Xtreme of the IFL.

Financing for the venue came from $339 million in bonds through Kentucky's Economic Development Finance Authority. The debt would be paid off over 30-years from many sources. The city set up a downtown TIF of six square miles in the downtown. The TIF has fallen short of expectations, which has resulted in the Arena Authority restructuring its annual payments.

There are several reasons the financing fell short. The projections on the TIF revenue streams were made directly before the 2008 recession. Additionally, given that the projections of the TIF were inflated compared to reality, the deal with UL was less favorable for the building itself.

Despite these concerns and challenges, the facility is a robust economic driver in the downtown. During the nine-year period between FY 2015 and 2023, the facility has generated nearly $942 million in total spending within the Louisville economy, or an average of nearly $122 million per year when excluding the pandemic.

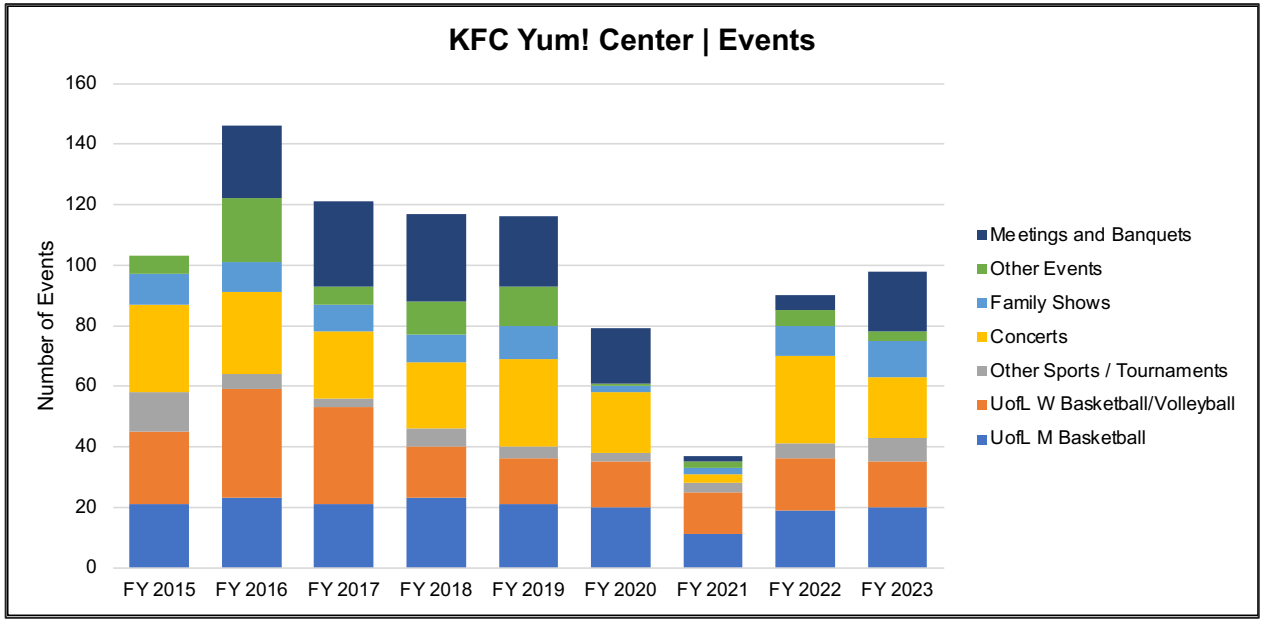


KFC Yum! Center
Events

The table and chart to the right outlines the number and type of events held at the KFC Yum! Center from fiscal years 2015 through 2023.

In 2023 the KFC Yum! Center continues to rebound from the pandemic, hosting 16 percent fewer events than the facility did in 2019. The facility maintains a similar number of concerts and sporting events as it did in 2019 but hosts fewer events in the "Other Events" category (i.e. blood drives, community events).

Additionally, since FY 2017 only selected women's volleyball games have been hosted at the KFC Yum! Center.



KFC Yum! Center - Events

Event Type	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
UofL M Basketball	21	23	21	23	21	20	11	19	20
UofL W Basketball/Volleyball	24	36	32	17	15	15	14	17	15
Other Sports / Tournaments	13	5	3	6	4	3	3	5	8
Concerts	29	27	22	22	29	20	3	29	20
Family Shows	10	10	9	9	11	2	2	10	12
Other Events	6	21	6	11	13	1	2	5	3
Meets and Banquets	--	24	28	29	23	18	2	5	20
Total	103	146	121	117	116	79	37	90	98

Source: KFC Yum! Center

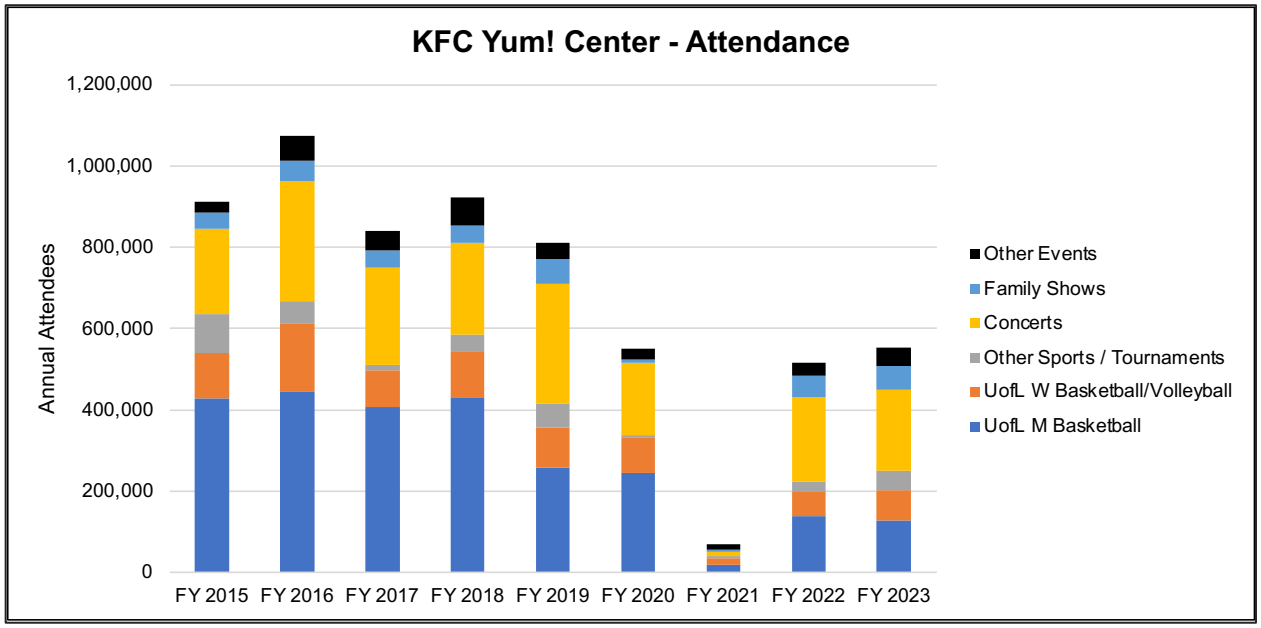
KFC Yum! Center
Attendance

The table and graph to the right outlines estimated event attendance by event type for the KFC Yum! Center.

Though the total number of events hosted at the KFC Yum! Center has rebounded to 84 percent of pre-pandemic levels, total attendance has not, with FY 2022 and FY 2023 attendance at 64 and 68 percent of FY 2019 attendance.

This is largely due to reduced attendance per game for University of Louisville men's basketball games, which is often tied to each season's team performance.

Attendance per concert is currently higher than prior to the pandemic.



KFC Yum! Center - Attendance

Event Type	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
UofL M Basketball	429,398	443,320	406,481	430,224	258,416	244,422	19,639	138,943	129,205
UofL W Basketball/Volleyball	112,000	168,506	91,403	113,641	98,945	88,987	16,503	61,531	72,933
Other Sports / Tournaments	95,089	57,045	12,941	40,983	57,183	4,586	3,138	23,169	48,083
Concerts	209,923	295,040	238,100	225,270	295,988	178,774	10,581	208,332	200,711
Family Shows	39,765	48,682	44,614	44,393	59,634	6,303	5,549	53,176	57,541
Other Events	25,500	61,001	46,573	68,000	40,229	26,695	15,395	30,903	45,490
Total	911,675	1,073,594	840,112	922,511	810,395	549,767	70,805	516,054	553,963

Source: KFC Yum! Center

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KFC Yum! Center
Financials

The table to the right outlines the historical financials for the KFC Yum! Center. While per capita spending within the arena has increased significantly, a decrease in attendance (mainly to university-oriented events) has led to decreased revenues for the facility.

Inflationary pressures and below average Men's basketball attendance has led to reduced margins, yet the facility continues to operate profitably. In FY 2022 and 2023 the facility operated at an 8 and 9 percent operating margin, respectively.

KFC Yum! Center - Operating Financials

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Revenue									
Arena Rent	$ 6,442,841	$ 6,874,499	$ 5,161,016	$ 5,654,108	$ 6,517,356	$ 4,354,496	$ 1,006,449	$ 5,218,586	$ 5,302,146
Premium Seating	$ 1,126,208	$ 987,545	$ 748,826	$ 1,117,221	$ 1,641,707	$ 1,091,023	$ 56,453	$ 1,364,458	$ 1,122,615
Food & Beverage, Merchandise	$ 2,970,410	$ 3,068,420	$ 2,871,574	$ 2,793,806	$ 3,430,206	$ 2,616,472	$ 177,443	$ 2,730,682	$ 3,045,026
Event Revenue	$ 3,993,479	$ 4,596,119	$ 3,855,821	$ 4,695,858	$ 5,554,110	$ 3,182,330	$ 326,919	$ 5,222,163	$ 5,260,665
Parking	$ 76,341	$ 60,790	$ 40,508	$ 22,575	$ 19,960	$ 18,601	$ -	$ -	$ -
Other Income	$ 410,013	$ 23,536	$ 42,243	$ 23,066	$ 41,802	$ 14,832	$ 54,947	$ 93,229	$ -
Total	$ 15,019,292	$ 15,610,909	$ 12,719,988	$ 14,306,634	$ 17,205,141	$ 11,277,754	$ 1,622,211	$ 14,629,118	$ 14,730,452
Direct Expenses									
Event Expenses	$ 5,038,522	$ 5,799,120	$ 3,973,314	$ 4,817,328	$ 6,608,724	$ 4,048,754	$ 651,838	$ 5,237,215	$ 5,626,401
Food & Beverage, Merchandise	$ 931,879	$ 835,936	$ 834,362	$ 705,815	$ 817,733	$ 658,158	$ 48,216	$ 503,114	$ 657,812
Other Expenses	$ 66,765	$ 51,705	$ 35,420	$ 65,942	$ 174,880	$ 100,418	$ 7,652	$ 140,666	$ -
Total	$ 6,037,166	$ 6,686,761	$ 4,843,096	$ 5,589,085	$ 7,601,337	$ 4,807,330	$ 707,706	$ 5,880,995	$ 6,284,213
Gross Profit	$ 8,982,126	$ 8,924,148	$ 7,876,892	$ 8,717,549	$ 9,603,804	$ 6,470,424	$ 914,505	$ 8,748,123	$ 8,446,239
Gross Profit Margin	*60%*	*57%*	*62%*	*61%*	*56%*	*57%*	*56%*	*60%*	*57%*
Operating Expenses									
Administration	$ 4,558,816	$ 4,516,932	$ 4,239,464	$ 4,574,548	$ 4,841,635	$ 4,128,057	$ 3,627,126	$ 4,808,912	$ 4,339,327
Utilities	$ 1,423,507	$ 1,232,000	$ 1,154,382	$ 1,193,869	$ 1,169,647	$ 1,034,188	$ 801,225	$ 1,265,656	$ 1,302,014
Insurance	$ 478,875	$ 505,395	$ 531,199	$ 472,048	$ 405,169	$ 713,734	$ 619,038	$ 792,853	$ 787,763
Management Fee	$ 494,508	$ 494,508	$ 451,847	$ 710,500	$ 721,158	$ 729,090	$ 731,277	$ 742,247	$ 753,380
Total	$ 6,955,706	$ 6,748,835	$ 6,376,892	$ 6,950,965	$ 7,137,609	$ 6,605,069	$ 5,778,666	$ 7,609,668	$ 7,182,484
Net Operating Income	$ 2,026,420	$ 2,175,313	$ 1,500,000	$ 1,766,584	$ 2,466,195	$ (134,645)	$ (4,864,161)	$ 1,138,455	$ 1,263,755
Operating Margin	*13%*	*14%*	*12%*	*12%*	*14%*	*-1%*	*-300%*	*8%*	*9%*

Source: KFC Yum! Center

New Developments: Baylor University

Waco, TX

Baylor University is currently underway with a new 7,500-seat basketball arena, Foster Pavilion, which is nearing completion and will host its first collegiate basketball game in early January 2024. The arena was the conception of a public-private partnership between the university and the city of Waco, with $65 million of financing coming from the city and the remaining coming from the university sources. The total project cost is reported at $212.6 million. Outside of this new project the city, university and private development community have planned for a mixed-use entertainment and lifestyle district directly outside of the new venue.

Phase I includes the following elements which are completed and leasing:

- 266 units residential, 250 units student housing
- 6,000 SF of retail & restaurant space
- 600 new parking spaces, in addition to the 400 recently completed

The city of Waco approved $20.2 million in TIF funding for the mixed-use components, which includes the clean up of environmental contaminants, create public improvements, waterfront improvements, news streets, infrastructure, a parking garage and a re-do of University Parks streetscape from Jackson to I-35. The public improvements include Farmers Market Plaza.

Phase II and III-unit count and square footage detail has not been released but will include an extensive amount of retail and restaurant space, hotels and additional residential development, which is shown on the following slide.

Brazos Riverfront Project

The mixed-use district will o over three phases with phase I elements already being delivered.

Phase II and III are planned to deliver in 2025.

There was a complex land swaps to get Project off the ground. The University purchased land from the City for the Foster Pavilion, and the City did a long-term lease to Catalyst Development for the commercial components of phase I.

CATALYST URBAN DEVELOPMENT

THE RIVERFRONT

BAYLOR UNIVERSITY

hunden partners

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Brazos Riverfront Construction

As of February of 2023, both the new Foster Pavilion and Phase I components of the mixed-use district were well underway.

Today, the highlighted red portions of residential and retail space are completed.

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University of Central Florida

Orlando, FL

In 2007, the University of Central Florida opened Knights Plaza, an athletic village and shopping center on campus located near the now FBC Mortgage Stadium. The plaza consists of student housing for 2,000 students in four towers, 183,000 SF of retail and restaurant space, as well as a new 9,400-seat Addition Financial Arena and renovated 2,300-seat Spectra-managed The Venue at UCF Arena which is used as both a practice facility and concert / event venue.

In the past, the plaza has had difficulties filling the retail space due to lack of free parking and changing economic conditions. The plaza is currently occupied by more than 15 dining and retail establishments that cater to the large student population.

The $107 million development was funded through the following:

- Student housing revenues - $59 million
- University operating funds - $30 million
- Naming rights / sponsorships - $11 million
- Commercial leases - $7 million

In Spring 2022, the UCF Board of Trustees approved numerous improvement projects for the football stadium and Knights Plaza including additional stadium seating, premium options, relocation of practice fields, new resistance river and hydrotherapy pools, and additional parking. Total cost of these phased improvements is expected at $125 million to be funded by university-issued debt and private donations.

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Knights Plaza Development Overview

Knights Plaza incorporates retail, restaurants, public space and student housing adjacent to University of Central Florida's athletic facilities. The plaza acts as the "Campus Town Center."

Recently approved investment in the district will allow for a renovated football stadium, additional commercial developments and new public gathering spaces.

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Key Highlights

Case Studies

There is no “magic bullet” on how to get large event venue anchored mixed-use districts done. However, these case studies show some examples on how it has been done elsewhere, how these venues have performed, and what the true impact is when a high-caliber venue is privately managed.

The net new economic impact of several of the arenas analyzed can be seen in the significant boost in annual visitation to these venues compared to the old venue where the team played. The geofencing analysis shows that many of these fans came from outside the given city or county.

Revenue streams within the venue and outside of the building are used to assist in the funding of these large projects. This includes naming rights, advertising, luxury suite revenue and others. Although not applicable in all situations, district taxes such as ticket taxes or others can be levied on events within the venue, with the goal of those revenue streams being another funding stream to fund the project.

Venues with private management maximize the efficiency of the venue, as seen by the significant visitation generated by these venues. Those operated by universities that do not open their schedules to external events, such as Lloyd Noble currently, do not.

Demand & Financial Projection Overview

Original Development – OU Foundation Development Program provided by Team Norman

Original Development – OU Foundation Development Program

Demand & Financial Projections

The adjacent table shows **Hunden's projections of key performance metrics for the core elements of the OU Foundation Development Program** provided by Team Norman.

Lease/rental rates and occupancy levels were based on Hunden's assessment of the competitive market environment and performance of comparable assets.

Development Assumptions ORIGINAL DEVELOPMENT Inflation Factor 3%		2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
Performance Venue / Arena												
Capacity (8,000 Fixed Seats)				10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Total Number of Events				136	147	160	160	160	160	160	160	160
Number of Promoted Concerts & Shows				14	17	21	21	21	21	21	21	21
Total Attendance				428,015	465,025	501,615	501,615	501,615	501,615	501,615	501,615	501,615
Multifamily												
Total Units			250	500	500	500	750	1,079	1,424	1,424	1,424	1,424
Total SF	1,001		250,166	500,332	500,332	500,332	750,499	1,079,717	1,424,947	1,424,947	1,424,947	1,424,947
Average Rent PSF	$ 1.42		$ 1.60	$ 1.65	$ 1.70	$ 1.75	$ 1.80	$ 1.85	$ 1.91	$ 1.97	$ 2.02	$ 3.15
Occupancy			58%	66%	86%	82%	93%	84%	86%	89%	93%	93%
Single Family for Rent												
Total Units				177	177	177	177	177	177	177	177	177
Total SF	1,300			230,100	230,100	230,100	230,100	230,100	230,100	230,100	230,100	230,100
Average Rent PSF	$ 1.21			$ 1.40	$ 1.44	$ 1.49	$ 1.53	$ 1.58	$ 1.62	$ 1.67	$ 1.72	$ 2.68
Occupancy				62%	93%	93%	93%	93%	93%	93%	93%	93%
Office												
Total SF				48,000	138,000	318,000	330,502	420,502	565,322	565,322	565,322	565,322
% Leasable				93%	93%	93%	93%	93%	93%	93%	93%	93%
Occupancy				50%	73%	68%	73%	78%	86%	93%	93%	93%
Average Rent PSF	$ 22.00			$ 25.50	$ 26.27	$ 27.06	$ 27.87	$ 28.71	$ 29.57	$ 30.45	$ 31.37	$ 48.87
Retail/F&B												
Total SF				275,500	275,500	275,500	275,500	275,500	275,500	275,500	275,500	275,500
% Leasable				100%	100%	100%	100%	100%	100%	100%	100%	100%
Occupancy				60%	88%	88%	88%	88%	88%	88%	88%	88%
Avg. Ann. Sales PSF	8%			$ 355.51	$ 366.18	$ 377.16	$ 388.48	$ 400.13	$ 412.13	$ 424.50	$ 437.23	$ 681.20
Average Rent PSF	$ 23.00			$ 26.66	$ 27.46	$ 28.29	$ 29.14	$ 30.01	$ 30.91	$ 31.84	$ 32.79	$ 51.09
Hotel Assets												
Total Keys				150	150	150	150	150	150	150	150	150
Conference Center				40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Occupancy				65%	74%	78%	78%	78%	81%	83%	84%	83%
ADR				$ 177.14	$ 182.53	$ 187.40	$ 192.09	$ 196.89	$ 201.67	$ 206.64	$ 211.92	$ 326.85
Airport Related Assets												
FBO Total SF				48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000
Hangar Space Total SF				60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000

Source: Hunden Partners

Event Venue Projections

Arena & Event Venue

Event & Attendance Projections

The table shows the estimated event projections for the event venue in Norman. These event assumptions were created based on Hunden's assessment of the market, conversations with promoters and stakeholder groups, and analysis of other comparable venues across the country.

Norman, Oklahoma Event Venue Events & Attendance	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
Events by Type									
OU Men's Basketball	18	18	18	18	18	18	18	18	18
OU Women's Basketball	18	18	18	18	18	18	18	18	18
OU Gymnastics	5	5	5	5	5	5	5	5	5
Concerts - End/Center Stage	5	6	7	7	7	7	7	7	7
Concerts - Half House	4	5	6	6	6	6	6	6	6
Family Shows	5	8	10	10	10	10	10	10	10
High School Sports	8	8	10	10	10	10	10	10	10
Motor Sports, Wrestling and Rodeo	4	5	6	6	6	6	6	6	6
Comedy Shows	1	1	2	2	2	2	2	2	2
Other Sporting Events	3	5	6	6	6	6	6	6	6
Graduations	14	14	14	14	14	14	14	14	14
Banquets	13	15	18	18	18	18	18	18	18
Meetings	35	35	35	35	35	35	35	35	35
Community Events	3	4	5	5	5	5	5	5	5
Total	136	147	160	160	160	160	160	160	160
Annual Attendance									
OU Men's Basketball	129,600	129,600	129,600	129,600	129,600	129,600	129,600	129,600	129,600
OU Women's Basketball	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
OU Gymnastics	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Concerts - End/Center Stage	37,000	44,400	51,800	51,800	51,800	51,800	51,800	51,800	51,800
Concerts - Half House	14,800	18,500	22,200	22,200	22,200	22,200	22,200	22,200	22,200
Family Shows	17,500	28,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
High School Sports	16,000	16,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Motor Sports, Wrestling and Rodeo	22,000	27,500	33,000	33,000	33,000	33,000	33,000	33,000	33,000
Comedy Shows	2,800	2,800	5,600	5,600	5,600	5,600	5,600	5,600	5,600
Other Sporting Events	12,000	20,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Graduations	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000	91,000
Banquets	3,640	4,200	5,040	5,040	5,040	5,040	5,040	5,040	5,040
Meetings	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625
Community Events	4,050	5,400	6,750	6,750	6,750	6,750	6,750	6,750	6,750
Total	428,015	465,025	501,615	501,615	501,615	501,615	501,615	501,615	501,615

Source: Hunden Partners

Arena & Event Venue

Proforma Projections

The table below outlines the proforma financial statement of the proposed 10,500-seat event venue within the greater development.

Hunden expects that arena and event venue will generate a net profit of approximately $423,000 in Year 1 of operation and stabilize at approximately $1.8 million by stabilization in Year 3 of operation.

Norman, Oklahoma Event Venue	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
Operating Revenues									
Event Rental Revenue									
University Rent	$ 500,000	$ 515,000	$ 530,450	$ 546,364	$ 562,754	$ 579,637	$ 597,026	$ 614,937	$ 958,052
Other Rental Income	$ 783,996	$ 987,865	$ 1,210,654	$ 1,274,673	$ 1,342,299	$ 1,413,744	$ 1,489,231	$ 1,568,997	$ 3,491,699
Service Income (Loss)	$ (295,838)	$ (372,767)	$ (456,836)	$ (480,993)	$ (506,512)	$ (533,471)	$ (561,956)	$ (592,055)	$ (1,317,579)
Subtotal - Event Rental Revenue	$ 988,158	$ 1,130,098	$ 1,284,268	$ 1,340,044	$ 1,398,542	$ 1,459,910	$ 1,524,302	$ 1,591,879	$ 3,132,172
Event Ancillary Revenue									
Concessions (net)	$ 1,365,585	$ 1,541,630	$ 1,732,413	$ 1,784,385	$ 1,837,917	$ 1,893,054	$ 1,949,846	$ 2,008,341	$ 3,128,931
Catering (net)	$ 98,390	$ 111,229	$ 129,841	$ 133,737	$ 137,749	$ 141,881	$ 146,138	$ 150,522	$ 234,508
Parking (net)	$ 1,281,858	$ 1,504,516	$ 1,736,229	$ 1,788,316	$ 1,841,965	$ 1,897,224	$ 1,954,141	$ 2,012,765	$ 3,135,823
Merchandise (net)	$ 100,593	$ 112,308	$ 125,619	$ 129,388	$ 133,270	$ 137,268	$ 141,386	$ 145,627	$ 226,883
Convenience Charge Rebates	$ 95,128	$ 108,509	$ 122,390	$ 126,062	$ 129,844	$ 133,739	$ 137,751	$ 141,884	$ 221,051
Facility Fees	$ 647,679	$ 858,883	$ 1,078,237	$ 1,110,585	$ 1,143,902	$ 1,178,219	$ 1,213,566	$ 1,249,973	$ 1,947,417
Subtotal - Ancillary Revenue	$ 3,589,233	$ 4,237,075	$ 4,924,731	$ 5,072,473	$ 5,224,647	$ 5,381,386	$ 5,542,828	$ 5,709,113	$ 8,894,611
Other Revenue									
Advertising/Sponsorship (net)	$ 1,500,000	$ 1,545,000	$ 1,591,350	$ 1,639,091	$ 1,688,263	$ 1,738,911	$ 1,791,078	$ 1,844,811	$ 2,874,155
Naming/Service Rights (net)	$ 938,000	$ 966,140	$ 995,124	$ 1,024,978	$ 1,055,727	$ 1,087,399	$ 1,120,021	$ 1,153,622	$ 1,797,305
Premium Seating	$ 1,283,000	$ 1,321,490	$ 1,361,135	$ 1,401,969	$ 1,444,028	$ 1,487,349	$ 1,531,969	$ 1,577,928	$ 2,458,361
Other	$ 30,000	$ 30,900	$ 31,827	$ 32,782	$ 33,765	$ 34,778	$ 35,822	$ 36,896	$ 57,483
Subtotal - Other Revenue	$ 3,751,000	$ 3,863,530	$ 3,979,436	$ 4,098,819	$ 4,221,784	$ 4,348,437	$ 4,478,890	$ 4,613,257	$ 7,187,304
Total Operating Revenues	$ 8,328,392	$ 9,230,703	$ 10,188,435	$ 10,511,335	$ 10,844,973	$ 11,189,734	$ 11,546,020	$ 11,914,248	$ 19,214,087
Operating Expenses									
Personnel	$ 3,791,557	$ 3,905,303	$ 4,022,462	$ 4,143,136	$ 4,267,430	$ 4,395,453	$ 4,527,317	$ 4,663,136	$ 7,265,014
Utilities	$ 1,095,398	$ 1,128,260	$ 1,162,108	$ 1,196,971	$ 1,232,880	$ 1,269,867	$ 1,307,963	$ 1,347,201	$ 2,098,896
Operations	$ 1,166,809	$ 1,201,814	$ 1,237,868	$ 1,275,004	$ 1,313,254	$ 1,352,652	$ 1,393,231	$ 1,435,028	$ 2,235,727
General & Admin	$ 1,364,466	$ 1,405,400	$ 1,447,562	$ 1,490,988	$ 1,535,718	$ 1,581,790	$ 1,629,243	$ 1,678,121	$ 2,614,457
Insurance	$ 168,327	$ 173,376	$ 178,578	$ 183,935	$ 189,453	$ 195,137	$ 200,991	$ 207,020	$ 322,531
Management Fee	$ 318,800	$ 328,364	$ 338,215	$ 348,362	$ 358,813	$ 369,577	$ 380,664	$ 392,084	$ 610,854
Total Operating Expenses	$ 7,905,357	$ 8,142,517	$ 8,386,793	$ 8,638,397	$ 8,897,548	$ 9,164,475	$ 9,439,409	$ 9,722,591	$ 15,147,481
Net Operating Income	$ 423,035	$ 1,088,186	$ 1,801,642	$ 1,872,939	$ 1,947,424	$ 2,025,259	$ 2,106,610	$ 2,191,657	$ 4,066,606

Source: Hunden Partners

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Full Development – Rock Creek Entertainment District TIF #4

Full Development – TIF #4

Demand & Financial Projections

The adjacent table shows projections of key performance metrics for the core elements of the OU Foundation Development Program as well as the additional development that would occur within surrounding parcels within the TIF #4 district.

This includes the addition of the National Weather Experience, additional retail and hotel assets in Year 8, retail and restaurants in Year 9 and finally multifamily in Year 10.

Lease/rental rates and occupancy levels were based on Hunden's assessment of the competitive market environment and performance of comparable assets.

Development Assumptions ROCK CREEK TIF#4 FULL DEVELOPMENT Inflation Factor 3%		2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
Performance Venue / Arena												
Capacity (8,000 Fixed Seats)				10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Total Number of Events				136	147	160	160	160	160	160	160	160
Number of Promoted Concerts & Shows				14	17	21	21	21	21	21	21	21
Total Attendance				428,015	465,025	501,615	501,615	501,615	501,615	501,615	501,615	501,615
Multifamily											220	
Total Units			250	500	500	500	750	1,079	1,424	1,424	1,644	1,644
Total SF	1,001		250,166	500,332	500,332	500,332	750,499	1,079,717	1,424,947	1,424,947	1,645,093	1,645,093
Average Rent PSF	$ 1.42		$ 1.60	$ 1.65	$ 1.70	$ 1.75	$ 1.80	$ 1.85	$ 1.91	$ 1.97	$ 2.02	$ 3.15
Occupancy			58%	66%	86%	82%	93%	84%	86%	89%	93%	93%
Single Family for Rent												
Total Units				177	177	177	177	177	177	177	177	177
Total SF	1,300			230,100	230,100	230,100	230,100	230,100	230,100	230,100	230,100	230,100
Average Rent PSF	$ 1.21			$ 1.40	$ 1.44	$ 1.49	$ 1.53	$ 1.58	$ 1.62	$ 1.67	$ 1.72	$ 2.68
Occupancy				62%	93%	93%	93%	93%	93%	93%	93%	93%
Office												
Total SF				48,000	138,000	318,000	330,502	565,322	565,322	565,322	565,322	565,322
% Leasable				93%	93%	93%	93%	93%	93%	93%	93%	93%
Occupancy				50%	73%	68%	73%	78%	86%	93%	93%	93%
Average Rent PSF	$ 22.00			$ 25.50	$ 26.27	$ 27.06	$ 27.87	$ 28.71	$ 29.57	$ 30.45	$ 31.37	$ 48.87
Retail/F&B									55,000			
Total SF				275,000	275,000	275,000	275,000	275,000	330,000	330,000	330,000	330,000
% Leasable				100%	100%	100%	100%	100%	100%	100%	100%	100%
Occupancy				60%	88%	88%	88%	88%	86%	86%	86%	86%
Avg. Ann. Sales PSF	8%			$ 355.51	$ 366.18	$ 377.16	$ 388.48	$ 400.13	$ 412.13	$ 424.50	$ 437.23	$ 681.20
Average Rent PSF	$ 23.00			$ 26.66	$ 27.46	$ 28.29	$ 29.14	$ 30.01	$ 30.91	$ 31.84	$ 32.79	$ 51.09
Hotel Assets									120			
Total Keys				150	150	150	150	150	270	270	270	270
Conference Center				40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Occupancy				65%	74%	78%	78%	78%	75%	76%	77%	76%
ADR				$ 177.14	$ 182.53	$ 187.40	$ 192.09	$ 196.89	$ 201.67	$ 206.64	$ 211.92	$ 326.85
National Weather Experience												
Total Square Footage Estimate					100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Total Estimated Annual Attendance					203,172	199,901	193,029	172,311	172,311	172,311	172,311	172,311
Airport Related Assets												
FBO Total SF				48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000
Hangar Space Total SF				60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000

Source: Hunden Partners

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Economic Impact Summary

Hunden uses the IMPLAN input-output multiplier model, which determines the level of additional activity in the Cleveland County economy due to additional inputs. For example, for every dollar of direct new spending in Cleveland County, the IMPLAN model provides multipliers for the indirect and induced spending that will result.

The net new and recaptured direct spending discussed earlier in the chapter is considered to be the **Direct Impact**.

- From the direct spending figures, further impact analyses will be completed.
- **Indirect Impacts** are the supply of goods and services resulting from the initial direct spending. For example, a visitor's direct expenditure on a hotel room causes the hotel to purchase linens and other items from suppliers. The portion of these hotel purchases that are within the local economy is considered an indirect economic impact.
- **Induced Impacts** embody the change in spending due to the personal expenditures by employees whose incomes are affected by direct and indirect spending. For example, a waitress at a restaurant may have more personal income as a result of the induced customer's visit. The amount of the increased income that the employee spends in the area is considered an induced impact.
- **Fiscal Impacts** represent the incremental tax revenue collected by the state, county or city due to the net new economic activity. The fiscal impact represents the government's share of total economic benefit. Fiscal impacts provide an offset to the potential public expenditures required to support the development.
- **Employment Impacts** include the incremental employment provided not only onsite, but due to the spending associated with it. For example, the direct, indirect and induced impacts generate spending, support new and ongoing businesses, and ultimately result in ongoing employment for citizens. Hunden will show the number of ongoing jobs supported by the project and provide the resulting income and income taxes generated.

Net New Assumptions

It is expected that there will be some level of substitution/cannibalized spending that would occur due to the development of the project. However, similarly there is also expected to be some recaptured spending that would occur that is currently leaked to surrounding markets outside of Cleveland County for retail, restaurant, and entertainment offerings.

The following table shows Hunden's projections of substitution/cannibalization, as well as recaptured spending, within each asset within the development. These assumptions are kept constant in each scenario.

Hunden utilized several quantitative methods which resulted in the adjacent daytripper, overnighter, and net new percentages shown. These methods for each asset category are explained in further detail on the following slide.

Item 4.

Net New Assumptions - Cleveland County

	General Assump.	Cleveland County
Arena		
Visitors		
% & # Daytripper	% of Visitor Type	
OU Sports	86%	-10%
Concerts, Comedy Shows	79%	95%
Family Shows	90%	95%
High School Sports and Community Events	98%	5%
Other Sports	95%	90%
Graduation, Banquets, Meetings	90%	12%
Total	87%	41%
% of Visits to Lloyd Noble Under 200 Miles (2022)	*89%*	
% & # Overnighter		
OU Sports	14%	8%
Concerts, Comedy Shows	21%	95%
Family Shows	10%	95%
High School Sports and Community Events	2%	5%
Other Sports	5%	90%
Graduation, Banquets, Meetings	10%	12%
Total	21%	44%
% of Visits to Lloyd Noble Beyond 200 Miles (2022)	*11%*	
Weather Experience Museum		
Visitors	% of Visitor Type	
% & # Daytripper	84%	78%
% of Visits Among Comparable Museums Under 250 Miles (2022,	*84.4%*	
% & # Overnighter	16%	83%
% of Visits Among Comparable Museums Over 250 Miles (2022)	*15.6%*	
Restaurant & Retail		
% Sales Net New to Cleveland County		17%
% Not Captured in Other Components		84%
Office		
% Income Net New to Cleveland County		78%
% Not Captured in Other Components		100%
Residential		
% Residents Net New to Cleveland County		14%
% Not Captured in Other Components		100%
Hotel		
% Rooms Revenue Net New to Cleveland County		31%
% Not Captured in Other Components		68%
People Per Room	1.5	

Source: Hunden Partners

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Net New Assumptions

Arena: Lloyd Noble is much larger than the proposed Project. Average attendance for OU Men's Basketball over the past decade was approximately 9,500. With an arena that only contains 8,000 fixed seats for basketball games, Hunden assumed that there would be negative net new for OU Sporting events. However, given that Lloyd Noble currently does not host any other external events, such as concerts, family shows, or other events, these would yield a high net new percentage to the county. Daytripper and overnighter percentages were crafter based on Hunden's geofencing analysis of Lloyd Noble over the past several years and of comparable university arenas.

National Weather Experience: The National Weather Experience will be an impactful asset for the county, given that the county does not contain anything similar to what is being proposed. The current National Weather Museum and Science Center in the county is not located in compelling location and receives little visitation. Hunden assessed comparable museum experiences across the country to understand their levels of visitation and how far people travel to visit these experiences.

Retail: Hunden assumed 17 percent of sales would be net new to the County. For substitution, Hunden assessed the current levels of visitation to UNP and other core retail nodes in Cleveland County and discounted the net new percentage to account for substitution that would occur. Moreover, Hunden utilized geofencing from Placer.Ai to assess the number of people who live in Cleveland County who currently leave the county and go to core entertainment and retail districts in Oklahoma City, this included Bricktown among other popular retail nodes. This analysis assisted in accounting for recaptured spending that would occur for residents that are currently leaving the county for these offerings. The result of this analysis was a net new assumption of 17 percent for the retail within the district.

Office: Hunden assumed 78 percent of the incomes/employees onsite would be net new to the County, meaning that the companies that leased space within the development came to Cleveland County for a compelling office location for their employees. Conversations local groups and data from the Bureau of Labor Statistics on employment assisted in deriving this percentage, although this is highly contingent on the types of employers that lease space within the office component of the development.

Residential: It was estimated 14 percent of new residents would move from outside of Cleveland County. Hunden utilized the Bureau of Labor Statistics and Lightcast to assess migration to Cleveland County.

Hotel: Utilizing Placer.ai geofencing data and historical hotel performance from Smith Travel Research (STR), Hunden determined that 31 percent of the rooms revenue generated from onsite hotels would be net new to the county.

Original Development – OU Foundation Development Program

Economic, Fiscal & Employment Impact

Net New Spending to Cleveland County

Original Development – OU Foundation Development Program

Direct net new/recaptured spending, falls into the five categories: food & beverage, lodging, retail, transportation and other.

The total of these direct spending categories during the 25-year period shown is more than $2.3 billion for the entire Project. The retail category is the largest category of direct spending, contributing to an estimated $820 million over the time period. The direct retail spending is new spending that would occur across the Cleveland County economy in existing retail establishments due to the Project. The other component of direct spending, which includes spending on ticketed events within the event venue, is the second largest category of direct spending and is expected to generate approximately $652 million.

Total net new spending impact to Cleveland County over the 25-year time period, including indirect and induced spending that would occur, is estimated to total $3.7 billion.

Direct, Indirect and Induced Net New Spending to Cleveland County ($000s) - Norman Arena Mixed-Use District - Original Development

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2046 Year 20	2051 Year 25	Total
Direct Spending													
Food & Beverage	$ -	$ 96	$ 8,005	$ 12,367	$ 14,792	$ 15,719	$ 17,475	$ 20,401	$ 21,573	$ 22,228	$ 29,425	$ 33,906	$ 553,056
Lodging	$ -	$ -	$ 2,415	$ 2,893	$ 3,303	$ 3,386	$ 3,470	$ 3,637	$ 3,776	$ 3,911	$ 5,200	$ 6,028	$ 100,980
Retail	$ -	$ 275	$ 6,347	$ 11,566	$ 16,302	$ 18,310	$ 22,630	$ 30,290	$ 32,894	$ 33,992	$ 45,330	$ 52,387	$ 819,529
Transportation	$ -	$ 55	$ 2,294	$ 3,456	$ 4,795	$ 5,206	$ 6,079	$ 7,653	$ 8,204	$ 8,453	$ 10,888	$ 12,404	$ 202,420
Other	$ -	$ 208	$ 5,012	$ 8,847	$ 13,334	$ 14,892	$ 18,202	$ 24,048	$ 26,066	$ 26,945	$ 36,062	$ 41,737	$ 651,930
Total	$ -	$ 633	$ 24,072	$ 39,129	$ 52,527	$ 57,513	$ 67,857	$ 86,030	$ 92,512	$ 95,529	$ 126,905	$ 146,462	$ 2,327,915
Total Spending	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2046	2051	Total
Direct	$ -	$ 633	$ 24,072	$ 39,129	$ 52,527	$ 57,513	$ 67,857	$ 86,030	$ 92,512	$ 95,529	$ 126,905	$ 146,462	$ 2,327,915
Indirect	$ -	$ 236	$ 8,446	$ 13,827	$ 18,501	$ 20,324	$ 24,140	$ 30,873	$ 33,253	$ 34,341	$ 45,583	$ 52,590	$ 834,909
Induced	$ -	$ 144	$ 5,777	$ 9,102	$ 12,221	$ 13,343	$ 15,689	$ 19,841	$ 21,319	$ 22,004	$ 29,032	$ 33,415	$ 534,419
Total	$ -	$ 1,014	$ 38,295	$ 62,057	$ 83,248	$ 91,179	$ 107,686	$ 136,744	$ 147,084	$ 151,873	$ 201,520	$ 232,467	$ 3,697,243

Source: Hunden Partners

Employment & Earning Impact

Net New Earnings & FTE Jobs from Direct, Indirect & Induced Spending ($000s) - Norman Arena Mixed-Use District - Original Development

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2046 Year 20	2051 Year 25	Total
Net New Earnings													
From Direct	$ -	$ 312	$ 8,733	$ 14,970	$ 20,638	$ 22,968	$ 27,930	$ 36,729	$ 39,776	$ 41,116	$ 54,876	$ 63,450	$ 996,200
From Indirect	$ -	$ 92	$ 3,416	$ 5,475	$ 7,254	$ 7,966	$ 9,454	$ 12,093	$ 13,034	$ 13,471	$ 17,933	$ 20,717	$ 328,233
From Induced	$ -	$ 70	$ 2,679	$ 4,189	$ 5,602	$ 6,144	$ 7,284	$ 9,317	$ 10,042	$ 10,380	$ 13,783	$ 15,909	$ 252,516
Total	$ -	$ 473	$ 14,828	$ 24,634	$ 33,494	$ 37,079	$ 44,669	$ 58,139	$ 62,852	$ 64,967	$ 86,591	$ 100,077	$ 1,576,949
Net New FTE Jobs													Average
From Direct	0	9	304	485	638	686	800	1005	1060	1072	1148	1194	922
From Indirect	0	3	124	195	255	274	317	396	417	422	451	468	363
From Induced	0	2	85	129	168	178	203	250	262	265	278	287	227
Total	0	14	512	809	1,061	1,138	1,320	1,651	1,740	1,758	1,877	1,949	1,513

Source: Hunden Partners

Net New Earnings from job growth are expected to total $1.6 billion over the 25-year time period. New full-time equivalent jobs are expected to be created from the Project, primarily in the mixed-use district but also at the new event venue. During the 25-year period, the Project is expected to support an average of roughly 1,513 jobs in the Cleveland County economy. These are net new jobs generated by the Project, meaning those that would not be created ‘but for’ the development. Labor that is transferred or would have been created regardless of the Project is not included.

Fiscal Impact

Fiscal Impact - Tax Impacts from New District Spending ($000s) - Norman Arena Mixed-Use District - Original Development

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2046 Year 20	2051 Year 25	Total
Cleveland County													
Sales Tax (0.125%)	$ -	$ 1	$ 30	$ 49	$ 66	$ 72	$ 85	$ 108	$ 116	$ 119	$ 159	$ 183	$ 2,910
Norman													
City Sales Tax (4.25%)	$ -	$ 25	$ 951	$ 1,547	$ 2,076	$ 2,273	$ 2,682	$ 3,400	$ 3,657	$ 3,776	$ 5,016	$ 5,789	$ 92,011
City Hotel Tax (8%)	$ -	$ -	$ 180	$ 215	$ 246	$ 252	$ 258	$ 271	$ 281	$ 291	$ 387	$ 448	$ 7,513
Property Tax	$ -	$ 760	$ 8,191	$ 8,950	$ 10,277	$ 11,516	$ 14,485	$ 16,719	$ 17,221	$ 17,737	$ 23,838	$ 27,634	$ 445,650
Total	$ -	$ 785	$ 9,322	$ 10,712	$ 12,599	$ 14,041	$ 17,425	$ 20,390	$ 21,158	$ 21,804	$ 29,240	$ 33,872	$ 545,174
Moore													
City Sales Tax (3.875%)	$ -	$ 2	$ 65	$ 106	$ 142	$ 156	$ 184	$ 233	$ 251	$ 259	$ 344	$ 397	$ 6,314
City Hotel Tax (5%)	$ -	$ -	$ 8	$ 10	$ 12	$ 12	$ 12	$ 13	$ 13	$ 14	$ 18	$ 21	$ 353
Total	$ -	$ 2	$ 74	$ 116	$ 154	$ 168	$ 196	$ 246	$ 264	$ 273	$ 362	$ 418	$ 6,668

Source: Hunden Partners

Hunden estimated the potential tax collections that would be generated from the project that would be considered net new to Cleveland County, Norman and Moore.

The Project is expected to generate $545 million in City of Norman taxes over 25 years, with a majority of this coming from onsite property tax generation. Additionally, it is estimated that net new spending generated across the county will generate $2.9 million in Cleveland County taxes and $6.7 million in City of Moore taxes.

Onsite Property Tax Projections

Original Development – OU Foundation Development Program

The following table shows the property tax projections for the Original Development on the OU Foundation land over 25 years. Over 25 years the development is estimated to generate nearly $446 million in ad valorem which contributes directly to the Rock Creek TIF #4.

On-Site Capturable Tax Impacts - Rock Creek Entertainment District #4 - OU Foundation Land

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
PROPERTY TAXES ($000s)											
Office	$ -	$ -	$ 266	$ 788	$ 1,869	$ 2,001	$ 3,526	$ 3,632	$ 3,741	$ 3,853	$ 6,002
MultiFamily	$ -	$ 760	$ 1,565	$ 1,612	$ 1,660	$ 2,565	$ 3,801	$ 5,167	$ 5,322	$ 5,482	$ 8,540
Single Family For Rent and Townhomes	$ -	$ -	$ 500	$ 515	$ 531	$ 547	$ 563	$ 580	$ 598	$ 616	$ 959
Retail & Restaurant	$ -	$ -	$ 1,696	$ 1,747	$ 1,799	$ 1,853	$ 1,909	$ 1,966	$ 2,025	$ 2,086	$ 3,250
Hotel	$ -	$ -	$ 473	$ 487	$ 501	$ 516	$ 532	$ 1,096	$ 1,128	$ 1,162	$ 1,811
Hangar	$ -	$ -	$ 80	$ 83	$ 85	$ 88	$ 90	$ 93	$ 96	$ 99	$ 154
Plaza Spaces	$ -	$ -	$ 53	$ 55	$ 57	$ 58	$ 60	$ 62	$ 64	$ 66	$ 102
Arena	$ -	$ -	$ 3,557	$ 3,664	$ 3,774	$ 3,887	$ 4,004	$ 4,124	$ 4,248	$ 4,375	$ 6,816
Weather Experience Museum*											
Parking*											
FBO*											
Total Property Tax	$ -	$ 760	$ 8,191	$ 8,950	$ 10,277	$ 11,516	$ 14,485	$ 16,719	$ 17,221	$ 17,737	$ 27,634
Cumulative	*$ -*	*$ 760*	*$ 8,951*	*$ 17,901*	*$ 28,178*	*$ 39,694*	*$ 54,179*	*$ 70,898*	*$ 88,119*	*$ 105,856*	*$ 445,650*

**The National Weather Experience, Parking, and FBO will contribute via a Payment In-Lieu of Taxes (PILOT), these values are yet to be determined*

Source: Hunden Partners

Dollars shown are not in present value dollars.

Onsite Sales Tax Projections

Original Development – OU Foundation Development Program

The adjacent table shows the onsite sales tax revenue calculation that would be generated by OU Foundation Development Program. Hunden estimates that based on direct onsite spending these would generate an estimated $116 million over 25 years.

Moreover, although not directly applicable to TIF#4, the onsite hotels are estimated to generate $20 million in City of Norman HOT tax over 25 years.

On-Site Capturable Tax Impacts - Rock Creek Entertainment District #4 - Original Development

		2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
SALES TAX REVENUES ($000s)												
Taxable Revenues ($000s)												
Retail & F&B		$ -	$ -	$ 58,659	$ 88,615	$ 91,273	$ 94,011	$ 96,832	$ 97,470	$ 100,394	$ 103,406	$ 161,103
Arena		$ -	$ -	$ 19,740	$ 22,630	$ 25,671	$ 26,441	$ 27,234	$ 28,051	$ 28,893	$ 29,760	$ 46,365
Hotel		$ -	$ -	$ 9,565	$ 11,120	$ 12,002	$ 12,232	$ 12,551	$ 13,246	$ 13,789	$ 14,309	$ 21,952
Total Sales Tax		$ -	$ -	$ 87,965	$ 122,365	$ 128,946	$ 132,685	$ 136,617	$ 138,767	$ 143,076	$ 147,475	$ 229,420
Sales Tax Avail for TIF Fundings ($000s)	Rate											
State	4.500%	$ -	$ -	$ 3,958	$ 5,506	$ 5,803	$ 5,971	$ 6,148	$ 6,245	$ 6,438	$ 6,636	$ 10,324
Cleveland County Jail	0.125%	$ -	$ -	$ 110	$ 153	$ 161	$ 166	$ 171	$ 173	$ 179	$ 184	$ 287
City General Fund	2.300%	$ -	$ -	$ 2,023	$ 2,814	$ 2,966	$ 3,052	$ 3,142	$ 3,192	$ 3,291	$ 3,392	$ 5,277
City of Norman Capital Projects	0.700%	$ -	$ -	$ 616	$ 857	$ 903	$ 929	$ 956	$ 971	$ 1,002	$ 1,032	$ 1,606
City of Norman Public Safety	0.500%	$ -	$ -	$ 440	$ 612	$ 645	$ 663	$ 683	$ 694	$ 715	$ 737	$ 1,147
City of Norman Public Transit	0.125%	$ -	$ -	$ 110	$ 153	$ 161	$ 166	$ 171	$ 173	$ 179	$ 184	$ 287
Norman Forward Projects	0.500%	$ -	$ -	$ 440	$ 612	$ 645	$ 663	$ 683	$ 694	$ 715	$ 737	$ 1,147
Total		$ -	$ -	$ 7,697	$ 10,707	$ 11,283	$ 11,610	$ 11,954	$ 12,142	$ 12,519	$ 12,904	$ 20,074
Sales Tax Avail for TIF Fundings ($000s)	Available?											
State	🔴	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cleveland County Jail	🔴	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City General Fund	🟢	$ -	$ -	$ 2,023	$ 2,814	$ 2,966	$ 3,052	$ 3,142	$ 3,192	$ 3,291	$ 3,392	$ 5,277
City of Norman Capital Projects	🟢	$ -	$ -	$ 616	$ 857	$ 903	$ 929	$ 956	$ 971	$ 1,002	$ 1,032	$ 1,606
City of Norman Public Safety	🔴	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City of Norman Public Transit	🔴	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Norman Forward Projects	🔴	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total		$ -	$ -	$ 2,639	$ 3,671	$ 3,868	$ 3,981	$ 4,099	$ 4,163	$ 4,292	$ 4,424	$ 6,883
Cumulative		*$ -*	*$ -*	*$ 2,639*	*$ 6,310*	*$ 10,178*	*$ 14,159*	*$ 18,257*	*$ 22,420*	*$ 26,713*	*$ 31,137*	*$ 115,776*
Non-TIF Additional On-Site Tax Impacts ($000s)												
City Hotel Occupancy Tax	8.000%	$ -	$ -	$ 507	$ 591	$ 641	$ 657	$ 673	$ 717	$ 750	$ 781	$ 1,191
Total		$ -	$ -	$ 507	$ 591	$ 641	$ 657	$ 673	$ 717	$ 750	$ 781	$ 1,191
Cumulative				*$ 507*	*$ 1,097*	*$ 1,738*	*$ 2,395*	*$ 3,068*	*$ 3,785*	*$ 4,535*	*$ 5,316*	*$ 19,990*

Source: Hunden Partners

Dollars shown are not in present value dollars.

Full Development – Rock Creek Entertainment District TIF #4

Economic, Fiscal & Employment Impact

Net New Spending to Cleveland County

Full Development – Rock Creek TIF #4

As noted earlier, the full development includes the OU Foundation Development Program and the additional land within the TIF #4 that is owned by NEDC and other entities.

Direct net new/recaptured spending falls into five categories: food & beverage, lodging, retail, transportation and other.

The total of the direct net new/recaptured spending for all five categories during the 25-year period is close to $2.8 billion for the entire Project, inclusive of additional land within the TIF that would be built out during later phases of development. Spending generated by the National Weather Experience would contribute to additional spending in the form of ticket sales and there would likely be substantial retail and food and beverage spending generated onsite and in the greater local economy.

Total net new spending impact to Cleveland County over the 25-year period, including indirect and induced spending that would occur, is estimated to total $4.5 billion.

Direct, Indirect and Induced Net New Spending to Cleveland County ($000s) - Norman Arena Mixed-Use District - Full Development Program - Rock Creek TIF#4

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25	Total
Direct Spending												
Food & Beverage	$ -	$ 96	$ 7,995	$ 16,639	$ 19,073	$ 19,930	$ 22,822	$ 25,777	$ 27,068	$ 28,017	$ 42,153	$ 692,955
Lodging	$ -	$ -	$ 2,415	$ 4,736	$ 5,161	$ 5,225	$ 5,153	$ 6,600	$ 6,838	$ 7,070	$ 10,709	$ 176,017
Retail	$ -	$ 275	$ 6,340	$ 14,614	$ 19,353	$ 21,307	$ 29,706	$ 34,321	$ 37,016	$ 38,699	$ 59,113	$ 934,204
Transportation	$ -	$ 55	$ 2,294	$ 5,133	$ 6,446	$ 6,800	$ 8,369	$ 9,719	$ 10,303	$ 10,680	$ 15,080	$ 252,773
Other	$ -	$ 208	$ 5,011	$ 13,401	$ 17,933	$ 19,450	$ 25,673	$ 28,755	$ 30,906	$ 32,292	$ 49,800	$ 788,441
Total	$ -	$ 633	$ 24,055	$ 54,524	$ 67,967	$ 72,712	$ 91,723	$ 105,171	$ 112,131	$ 116,758	$ 176,855	$ 2,844,390
Total Spending	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2051	Total
Direct	$ -	$ 633	$ 24,055	$ 54,524	$ 67,967	$ 72,712	$ 91,723	$ 105,171	$ 112,131	$ 116,758	$ 176,855	$ 2,844,390
Indirect	$ -	$ 236	$ 8,439	$ 18,351	$ 23,024	$ 24,763	$ 31,901	$ 36,982	$ 39,510	$ 41,166	$ 62,202	$ 998,449
Induced	$ -	$ 144	$ 5,774	$ 13,551	$ 16,671	$ 17,712	$ 21,942	$ 25,248	$ 26,853	$ 27,923	$ 41,664	$ 676,902
Total	$ -	$ 1,014	$ 38,268	$ 86,425	$ 107,661	$ 115,187	$ 145,566	$ 167,401	$ 178,494	$ 185,846	$ 280,721	$ 4,519,741

Source: Hunden Partners

Employment & Earning Impact

Net New Earnings & FTE Jobs from Direct, Indirect & Induced Spending ($000s) - Norman Arena Mixed-Use District - Full Development Program - Rock Creek TIF#4

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25	Total
Net New Earnings												
From Direct	$ -	$ 312	$ 8,725	$ 17,940	$ 23,607	$ 25,883	$ 35,509	$ 41,622	$ 44,801	$ 46,825	$ 71,673	$ 1,132,572
From Indirect	$ -	$ 92	$ 3,413	$ 6,783	$ 8,562	$ 9,250	$ 12,069	$ 14,359	$ 15,365	$ 16,030	$ 24,406	$ 388,652
From Induced	$ -	$ 70	$ 2,677	$ 5,470	$ 6,882	$ 7,402	$ 9,538	$ 11,394	$ 12,179	$ 12,701	$ 19,237	$ 307,393
Total	$ -	$ 473	$ 14,816	$ 30,192	$ 39,052	$ 42,534	$ 57,117	$ 67,375	$ 72,344	$ 75,555	$ 115,316	$ 1,828,617
Net New FTE Jobs												Average
From Direct	0	9	303	639	788	828	1051	1193	1248	1271	1379	1,088
From Indirect	0	3	124	259	318	333	418	474	495	504	544	431
From Induced	0	2	85	190	227	235	282	318	330	334	350	285
Total	0	14	512	1,089	1,332	1,396	1,750	1,985	2,072	2,110	2,272	1,804

Source: Hunden Partners

Net New Earnings from job growth are expected to total approximately $1.8 billion over the 25-year period. Onsite new full-time equivalent jobs are expected to be created from the full development, primarily in the mixed-use district, but also at the new event venue and the National Weather Experience. During the 25-year period, the Project is expected to support an average of roughly 1,804 jobs. Labor that is transferred or would have been created regardless of the Project is not included.

Fiscal Impact

Fiscal Impact - Tax Impacts from New District Spending ($000s) - Norman Arena Mixed-Use District - Full Development Program - Rock Creek TIF#4

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25	Total
Cleveland County												
Sales Tax (0.125%)	$ -	$ 1	$ 30	$ 68	$ 85	$ 91	$ 115	$ 131	$ 140	$ 146	$ 221	$ 3,555
Norman												
City Sales Tax (4.25%)	$ -	$ 25	$ 951	$ 2,155	$ 2,686	$ 2,874	$ 3,625	$ 4,157	$ 4,432	$ 4,615	$ 6,990	$ 112,425
City Hotel Tax (8%)	$ -	$ -	$ 180	$ 352	$ 384	$ 389	$ 383	$ 491	$ 509	$ 526	$ 797	$ 13,096
Property Tax	$ -	$ 760	$ 8,191	$ 8,950	$ 10,277	$ 11,516	$ 14,485	$ 17,551	$ 18,077	$ 19,466	$ 30,328	$ 482,189
Total	$ -	$ 785	$ 9,321	$ 11,458	$ 13,347	$ 14,779	$ 18,494	$ 22,199	$ 23,018	$ 24,607	$ 38,115	$ 607,709
Moore												
City Sales Tax (3.875%)	$ -	$ 2	$ 65	$ 148	$ 184	$ 197	$ 249	$ 285	$ 304	$ 317	$ 480	$ 7,715
City Hotel Tax (5%)	$ -	$ -	$ 8	$ 17	$ 18	$ 18	$ 18	$ 23	$ 24	$ 25	$ 37	$ 616
Total	$ -	$ 2	$ 74	$ 164	$ 202	$ 216	$ 267	$ 308	$ 328	$ 341	$ 517	$ 8,331

Source: Hunden Partners

Hunden estimated the potential tax collections that would be generated from the project that would be considered net new to Cleveland County, Norman and Moore.

The Project is expected to generate $608 million in City of Norman taxes over 25 years, with a majority of this coming from onsite property tax generation. Additionally, it is estimated that net new spending generated across the county will generate $3.6 million in Cleveland County taxes and $8.3 million in City of Moore taxes.

Onsite Property Tax Projections

Full Development – Rock Creek TIF #4

The following table shows the property tax projections for the full development and build out within the TIF #4 district over 25 years. Over 25 years the development is estimated to generate $482 million in ad valorem which contributes directly to the Rock Creek TIF #4.

On-Site Capturable Tax Impacts - Rock Creek Entertainment District #4 - Full Development

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
PROPERTY TAXES ($000s)											
Office	$ -	$ -	$ 266	$ 788	$ 1,869	$ 2,001	$ 3,526	$ 3,632	$ 3,741	$ 3,853	$ 6,002
MultiFamily	$ -	$ 760	$ 1,565	$ 1,612	$ 1,660	$ 2,565	$ 3,801	$ 5,167	$ 5,322	$ 6,329	$ 9,860
Single Family For Rent and Townhomes	$ -	$ -	$ 500	$ 515	$ 531	$ 547	$ 563	$ 580	$ 598	$ 616	$ 959
Retail & Restaurant	$ -	$ -	$ 1,696	$ 1,747	$ 1,799	$ 1,853	$ 1,909	$ 2,359	$ 2,430	$ 2,503	$ 3,900
Hotel	$ -	$ -	$ 473	$ 487	$ 501	$ 516	$ 532	$ 1,534	$ 1,580	$ 1,627	$ 2,535
Hangar	$ -	$ -	$ 80	$ 83	$ 85	$ 88	$ 90	$ 93	$ 96	$ 99	$ 154
Plaza Spaces	$ -	$ -	$ 53	$ 55	$ 57	$ 58	$ 60	$ 62	$ 64	$ 66	$ 102
Arena	$ -	$ -	$ 3,557	$ 3,664	$ 3,774	$ 3,887	$ 4,004	$ 4,124	$ 4,248	$ 4,375	$ 6,816
Weather Experience Museum*											
Parking*											
FBO*											
Total Property Tax	$ -	$ 760	$ 8,191	$ 8,950	$ 10,277	$ 11,516	$ 14,485	$ 17,551	$ 18,077	$ 19,466	$ 30,328
Cumulative	*$ -*	*$ 760*	*$ 8,951*	*$ 17,901*	*$ 28,178*	*$ 39,694*	*$ 54,179*	*$ 71,730*	*$ 89,807*	*$ 109,273*	*$ 482,189*

**The National Weather Experience, Parking, and FBO will contribute via a Payment In-Lieu of Taxes (PILOT), these values are yet to be determined*

Source: Hunden Partners

Dollars shown are not in present value dollars.

Onsite Sales Tax Projections

Full Development – Rock Creek TIF #4

The adjacent table shows the onsite sales tax revenue calculation that would be generated by all development within the Rock Creek TIF #4 district over 25 years. Hunden estimates that based on direct onsite spending these would generate an estimated $138 million over 25 years.

Moreover, although not directly applicable to TIF#4, the onsite hotels are estimated to generate $31 million in City of Norman HOT tax over 25 years.

On-Site Capturable Tax Impacts - Rock Creek Entertainment District #4 - Full Development

		2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2051 Year 25
SALES TAX REVENUES ($000s)												
Taxable Revenues ($000s)												
Retail & F&B		$ -	$ -	$ 58,659	$ 88,615	$ 91,273	$ 94,011	$ 96,832	$ 116,964	$ 120,473	$ 124,087	$ 193,323
Arena		$ -	$ -	$ 19,740	$ 22,630	$ 25,671	$ 26,441	$ 27,234	$ 28,051	$ 28,893	$ 29,760	$ 46,365
Weather Experience		$ -	$ -	$ -	$ 4,367	$ 4,425	$ 4,401	$ 4,047	$ 4,168	$ 4,293	$ 4,422	$ 6,890
Hotel		$ -	$ -	$ 9,565	$ 11,120	$ 12,002	$ 12,232	$ 12,551	$ 19,984	$ 20,826	$ 21,626	$ 33,129
Total Sales Tax		$ -	$ -	$ 87,965	$ 126,732	$ 133,371	$ 137,086	$ 140,664	$ 169,168	$ 174,485	$ 179,895	$ 279,706
Sales Tax Avail for TIF Fundings ($000s)	Rate											
State	4.500%	$ -	$ -	$ 3,958	$ 5,703	$ 6,002	$ 6,169	$ 6,330	$ 7,613	$ 7,852	$ 8,095	$ 12,587
Cleveland County Jail	0.125%	$ -	$ -	$ 110	$ 158	$ 167	$ 171	$ 176	$ 211	$ 218	$ 225	$ 350
City General Fund	2.300%	$ -	$ -	$ 2,023	$ 2,915	$ 3,068	$ 3,153	$ 3,235	$ 3,891	$ 4,013	$ 4,138	$ 6,433
City of Norman Capital Projects	0.700%	$ -	$ -	$ 616	$ 887	$ 934	$ 960	$ 985	$ 1,184	$ 1,221	$ 1,259	$ 1,958
City of Norman Public Safety	0.500%	$ -	$ -	$ 440	$ 634	$ 667	$ 685	$ 703	$ 846	$ 872	$ 899	$ 1,399
City of Norman Public Transit	0.125%	$ -	$ -	$ 110	$ 158	$ 167	$ 171	$ 176	$ 211	$ 218	$ 225	$ 350
Norman Forward Projects	0.500%	$ -	$ -	$ 440	$ 634	$ 667	$ 685	$ 703	$ 846	$ 872	$ 899	$ 1,399
Total		$ -	$ -	$ 7,697	$ 11,089	$ 11,670	$ 11,995	$ 12,308	$ 14,802	$ 15,267	$ 15,741	$ 24,474
Sales Tax Avail for TIF Fundings ($000s)	Available?											
State		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cleveland County Jail		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City General Fund		$ -	$ -	$ 2,023	$ 2,915	$ 3,068	$ 3,153	$ 3,235	$ 3,891	$ 4,013	$ 4,138	$ 6,433
City of Norman Capital Projects		$ -	$ -	$ 616	$ 887	$ 934	$ 960	$ 985	$ 1,184	$ 1,221	$ 1,259	$ 1,958
City of Norman Public Safety		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City of Norman Public Transit		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Norman Forward Projects		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total		$ -	$ -	$ 2,639	$ 3,802	$ 4,001	$ 4,113	$ 4,220	$ 5,075	$ 5,235	$ 5,397	$ 8,391
Cumulative		*$ -*	*$ -*	*$ 2,639*	*$ 6,441*	*$ 10,442*	*$ 14,555*	*$ 18,775*	*$ 23,850*	*$ 29,084*	*$ 34,481*	*$ 137,676*
Non-TIF Additional On-Site Tax Impacts ($000s)												
City Hotel Occupancy Tax	8.000%	$ -	$ -	$ 507	$ 591	$ 641	$ 657	$ 673	$ 1,185	$ 1,239	$ 1,290	$ 1,969
Total		$ -	$ -	$ 507	$ 591	$ 641	$ 657	$ 673	$ 1,185	$ 1,239	$ 1,290	$ 1,969
Cumulative				*$ 507*	*$ 1,097*	*$ 1,738*	*$ 2,395*	*$ 3,068*	*$ 4,253*	*$ 5,492*	*$ 6,782*	*$ 31,031*

Source: Hunden Partners

Dollars shown are not in present value dollars.

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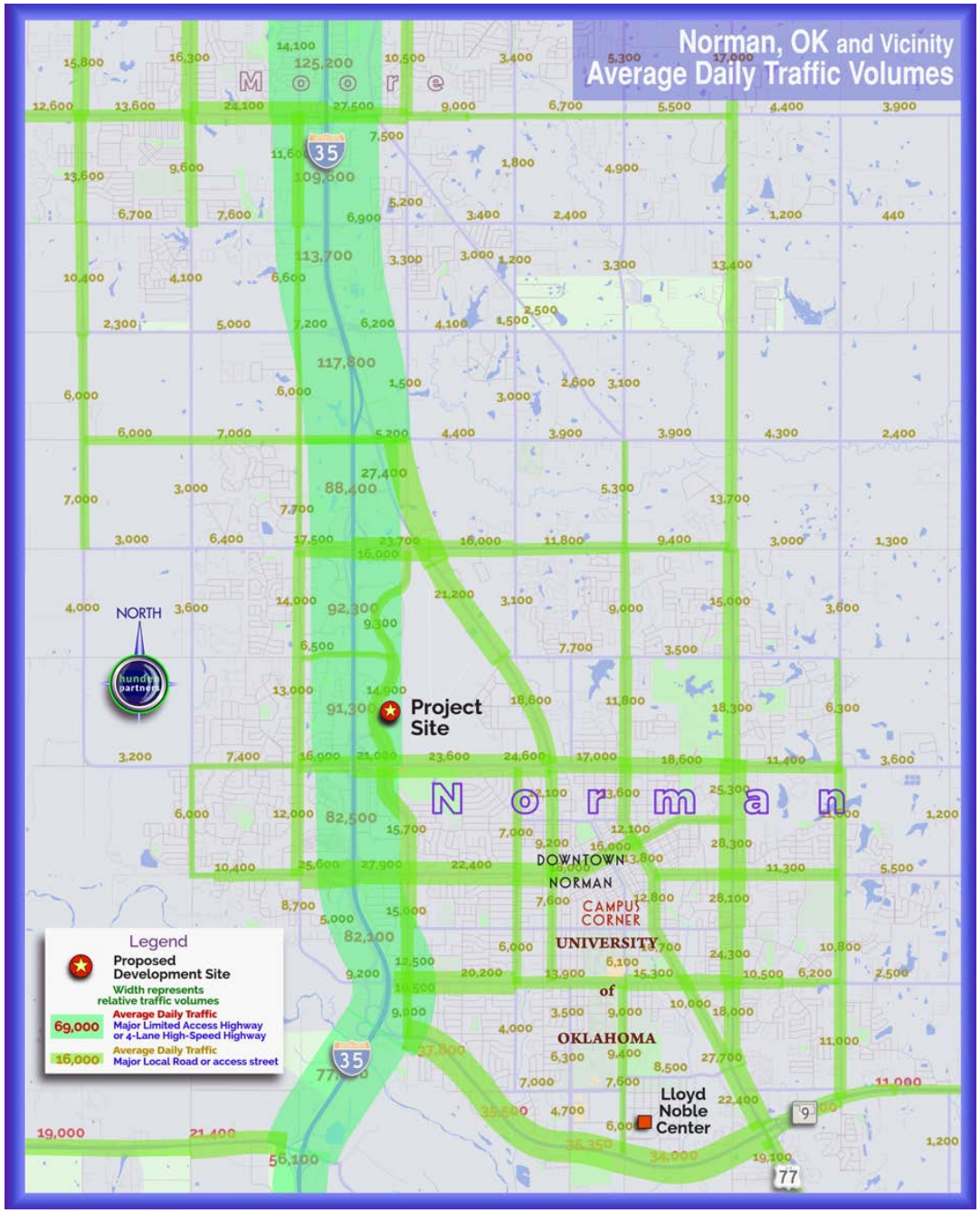
Appendix

Local Traffic Counts



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RESOLUTION

A RESOLUTION MAKING STATUTORY FINDINGS AND A RECOMMENDATION FOR THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN AND RELATED INCREMENT DISTRICTS TO THE NORMAN CITY COUNCIL

WHEREAS, the Local Development Act, 62 O.S. § 850, *et seq.* ("Act"), was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities, towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, the City Council of the City of Norman, Oklahoma ("City Council") may consider the creation of a tax increment district to facilitate, support, encourage, and incentivize public and private economic development to carry out the development or redevelopment of areas within the City of Norman ("City") that are determined to be unproductive, undeveloped, underdeveloped or blighted; and

WHEREAS, the City Council, as the governing body of the City, is empowered to approve the creation of tax increment districts to further the public purpose of economic development in the City; and

WHEREAS, by adoption of Resolution No. R-2324-89, the City Council declared an intent to consider the creation and adoption of a proposed project plan and one or more increment districts under the Act to help facilitate the development of certain real property in the City east of Interstate 35 between Tecumseh Road and Robinson Street with uses including office, retail, hotel, and residential, anchored by a multi-purpose arena, entertainment district, and public plaza, to serve as a catalyst for new employment, to attract new investment in the area, to enhance the tax base and to make possible investment, development and economic growth which would otherwise be difficult or impossible ("Project"); and

WHEREAS, by adoption of Resolution No. R-2324-89, the City Council also appointed a review committee, as defined in 62 O.S. § 855 ("Review Committee"), to review and make a recommendation concerning the proposed project plan and increment district(s), to consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed increment district(s), and to consider and determine whether the project plan and Project will have a financial impact on any taxing jurisdiction within the increment district(s) and to report its findings and make its recommendations to the City Council; and

WHEREAS, the membership of the Review Committee consists of representatives for every taxing jurisdiction within the proposed increment district(s) whose taxes might be impacted by the project plan and increment district(s), a representative of the City's Planning Commission, and three members representing the public at large who were selected by the other Review Committee members at an initial meeting held on April 5, 2024, from a list of seven names submitted by Mayor Larry Heikkila, the Review Committee's chairperson; and

WHEREAS, the Review Committee has completed its review of the proposed Rock Creek Entertainment District Project Plan ("Project Plan"), the proposed establishment of

Increment District No. 4, City of Norman, a sales tax increment district ("TIF 4"), and Increment District No. 5, City of Norman, an ad valorem tax increment district ("TIF 5") (TIF 4 and TIF 5, collectively, "TIF Districts"), and such other information as it has deemed relevant, and is prepared to make statutory findings and a recommendation, as required by the Act.

NOW, THEREFORE, BE RESOLVED BY THE REVIEW COMMITTEE:

Section 1. With respect to the eligibility of the proposed Project Area (as defined in the Act and described in the Project Plan) and TIF Districts, the Review Committee finds that:

(a) The proposed Project Area and TIF Districts qualify as an "enterprise area" under the Act, due to their location within a state-designated enterprise zone; and

(b) The level of investment, development, and economic growth desired by the City is difficult, but possible, within the proposed Project Area and TIF Districts if the provisions of the Act are utilized; and

(c) Tax increment financing is a necessary component in stimulating investment in the proposed Project Area and TIF Districts; and

(d) Tax increment financing will be used to supplement and not supplant or replace normal public functions and services in the proposed Project Area and TIF Districts; and

(e) Tax increment financing will be used in conjunction with existing programs and efforts and other locally implemented economic development efforts.

Section 2. With respect to the potential financial impacts on the affected taxing jurisdictions and business activities within the proposed Project Area and TIF Districts, the Review Committee finds that:

(a) As described in Section XI of the Project Plan, the anticipated private development will generate tax increments sufficient to pay a substantial portion of the authorized project costs of the Project proposed by the Project Plan, and that, without the Project Plan and TIF Districts, the Project described in the Project Plan and the resulting increases in tax revenues are unlikely to occur; and

(b) The development anticipated by the Project may result in increases in demand for services by or in costs to the affected taxing jurisdictions, but such increases are anticipated to be partially offset by additional tax revenues generated outside of the TIF Districts and other sources of revenue; and

(c) The public revenue anticipated to result from the development described in the Project Plan includes increased tax revenue beyond the revenues being apportioned to pay project costs authorized by the Project Plan; and

(d) The economic benefits of the Project Plan for the affected taxing jurisdictions and the community as a whole partially offset the adverse financial impacts, if any,

of the Project Plan on the affected taxing jurisdictions; and

(e) The aggregate impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan include the achievement of the Project and the stated objectives set forth in the Project Plan.

Section 3. The findings of the Review Committee demonstrate that the proposed Project Area and TIF Districts meet the conditions for eligibility and that the aggregate impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan include the achievement of the Project and the stated objectives set forth in the Project Plan.

Section 4. The Review Committee recommends that the City Council approve the proposed Project Plan and establish the proposed TIF Districts, as they have been presented to the Review Committee.

PASSED AND APPROVED BY THE REVIEW COMMITTEE THIS 23rd DAY OF May, 2024.

Mayor Larry Heikkila, Chairperson

I, Sarah Encinias, Acting Secretary of the Review Committee, certify that the foregoing Resolution was duly approved and adopted at a meeting of the Review Committee, held at Norman City Hall, on the 23rd day of May, 2024; that said meeting was held in accordance with the Open Meeting Act of the State of Oklahoma; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said document was approved and adopted by a majority of those Review Committee members present.

Acting Secretary

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-147: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (4300 W. INDIAN HILLS RD.)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: Bridgeview United Methodist Church

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2324-147: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (4300 W. INDIAN HILLS RD.)

BACKGROUND: The subject property is currently zoned R-1, Single-Family Dwelling District, with Special Use for a Church. The applicant is proposing to rezone the property to a SPUD, Simple Planned Unit Development, to allow for church and funeral home uses. The new proposal requires an amendment to the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential to Office for the subject property only. The subject property is approximately 3.67 acres and is currently owned by Bridgeview United Methodist Church.

STAFF ANALYSIS: For changes in classification under the NORMAN 2025 Land Use and Transportation Plan, the following information is forwarded for consideration.

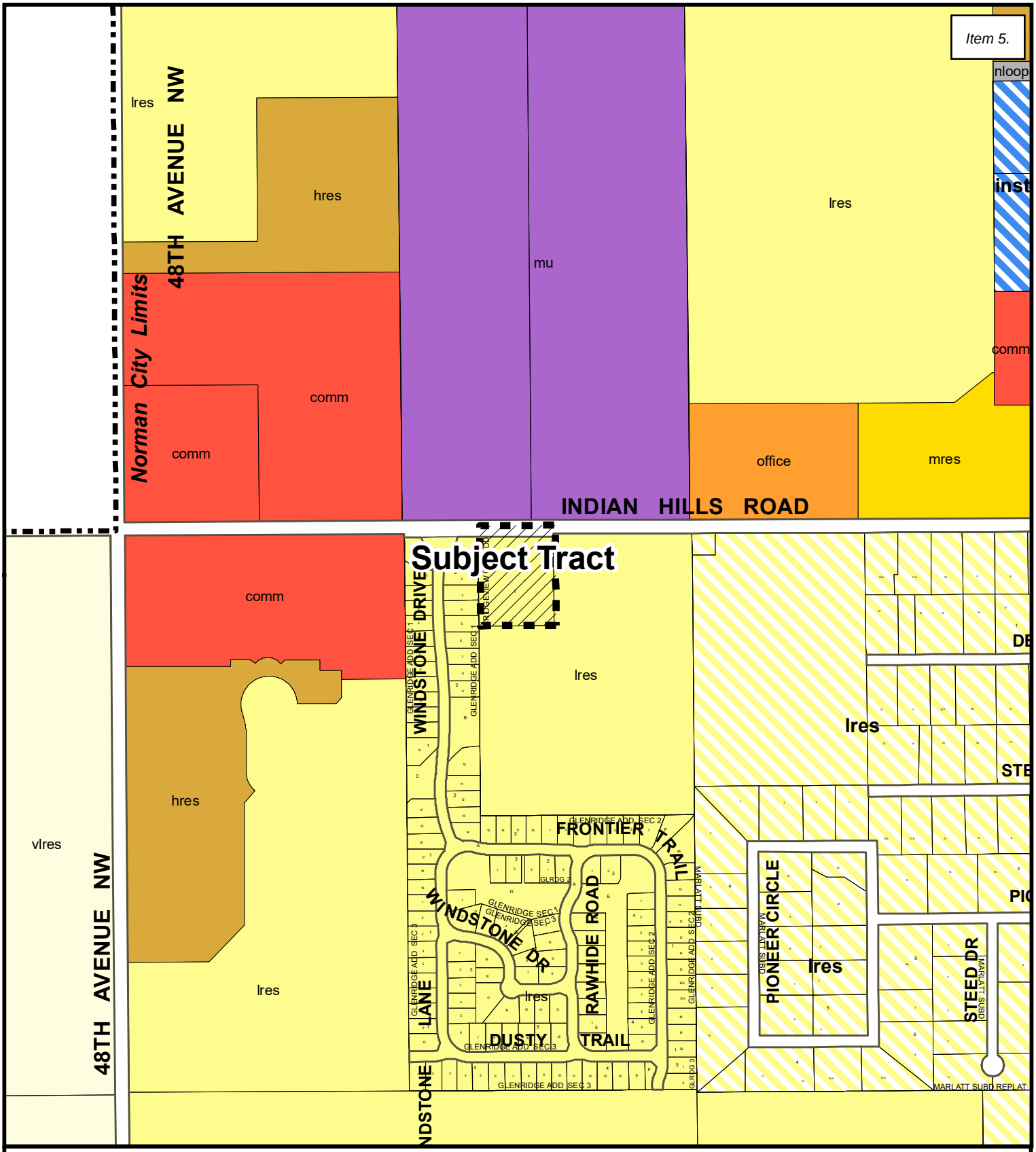
The role of the NORMAN 2025 Plan in the City's ongoing and diverse planning activities states the document must be flexible, and that it is updated and amended periodically. The Plan defines the desired land use patterns for use and development of all private sector properties. This Plan will serve as a policy guide for zoning and planning requests as they are presented to the Planning Commission and City Council.

1. ***Has there been a change in circumstances resulting from development of the properties in the general vicinity which suggest that the proposed change will not be contrary to the public interest?***
   This area of the City has had many developments recently approved by City Council that have not yet been built. A single-family development, Windstone Addition, was approved to the south and west of this property. Directly north of the subject tract is the recently approved Redlands Addition, which contains residential and commercial uses. Whispering Trails, a commercial and multi-family development, was approved northwest

of the subject property. A large development containing residential, multi-family, senior living, and office/commercial uses was approved for Bridgeview at Carrington.

2. ***Is there a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the vicinity?***
   The proposed use does not substantially deviate from existing land use and traffic patterns. Similar to Church uses, funeral homes see periodic levels of higher intensity traffic with stretches of low activity. The impact of the Office Land Use designation on neighboring properties should be negligible. The City Traffic Engineer has determined there are no negative traffic impacts anticipated with this project.

CONCLUSION: Staff forwards this request for amendment of the NORMAN 2025 Land Use Plan Amendment from Low Density Residential Designation to Office Designation for the subject property as Resolution R-2324-147 for consideration by Planning Commission and recommendation to City Council.



Norman 2025 Land Use Plan

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

N W E S

May 8, 2024

0 300 600 Ft.

Subject Tract

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File Attachments for Item:

6. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (4300 W. INDIAN HILLS RD.)

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: Bridgeview United Methodist Church

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-53: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOT 1, BLOCK 1 OF BRIDGEVIEW UNITED METHODIST CHURCH ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR A CHURCH, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (4300 W. INDIAN HILLS RD.)

APPLICANT/REPRESENTATIVE: Bridgeview United Methodist Church/Joe Krodel, Fellers Snider Attorneys at Law

WARD: 3

CORE AREA: No

BACKGROUND: The subject property was utilized by the Bridgeview United Methodist Church for many years but is now closed. Under the current proposal, the site will be used as a funeral home with related services. No additional structures are proposed. The proposed use requires rezoning the subject property from the existing R-1, Single-Family Dwelling District, with Special Use for a Church, to SPUD, Simple Planned Unit Development.

PROCEDURAL REQUIREMENTS:

GREENBELT COMMISSION:

A Greenbelt Enhancement Statement was not required for this application because the property is platted and a NORMAN 2025 amendment is not required.

PRE-DEVELOPMENT: PD24-06, May 23, 2024

One neighbor had concerns the funeral home would want to use the large green space around the structure to create a cemetery for the funeral home. The applicant stated they have no intent, nor have they filed to add a cemetery to the use, because it is not profitable for the amount of

square footage on the parcel. The resident stated she was protesting the project; staff explained the protest process to the resident. There were no other residents in attendance.

BOARD OF PARK COMMISSIONERS:
This application was not required to go to the Board because the site is platted.

ZONING ORDINANCE CITATION:
SEC 36-510 – SIMPLE PLANNED UNIT DEVELOPMENTS
1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

STAFF ANALYSIS: The particulars of this SPUD include:

USE: The proposed uses for the development are included in the SPUD Narrative as Exhibit C. The uses include:
- Funeral Home.
- Church.

OPEN SPACE/PARKLAND: The site does not have any changes planned; the existing open space will remain.

SITE PLAN/ACCESS/SIDEWALKS: Traffic circulation and access to the Property shall remain as currently exists on the Property. Any future changes to access or circulation will comply with all applicable City of Norman ordinances and regulations.

SIGNAGE: All signage shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 28, for the commercial uses, as amended from time to time.

LIGHTING: All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

SANITATION/UTILITIES: The necessary utility services for this project are already located on or near the Property.

PARKING: The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

EXTERIOR BUILDING MATERIALS: The exterior materials of any buildings constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

HEIGHT: No building shall exceed two stories in height, except that a three-story building may be constructed if the required side yard setbacks are increased an additional 5'. The heights of the existing church building and storage buildings are permissible.

DEVELOPMENT REGULATIONS: Regulations apply to primary and accessory buildings, except accessory buildings currently existing on the subject property.

- Front Yard Setback – The minimum depth of the front yard setback shall be 25'.
- Side Yard Setback – The minimum depth of the side yard setback shall be 5'.
- Rear Yard Setback – The minimum depth of the rear yard setback shall be 20'.
- Building Coverage – The building coverage allowed shall be no more than 40 percent of the Property.
- Drainage – An offsite detention pond was constructed with the original church building and parking lot to accommodate the stormwater runoff.

EXISTING ZONING: The existing zoning for the subject property is R-1, Single-Family Dwelling with Special Use for a Church.

ALTERNATIVES/ISSUES:

IMPACTS: The applicant requests to amend their zoning to include funeral homes and supporting activities as an allowable use onsite. The proposed use shall not substantially deviate from the traffic patterns and function of the existing church use, thus adverse effects on neighboring properties is not foreseeable.

OTHER AGENCY COMMENTS:

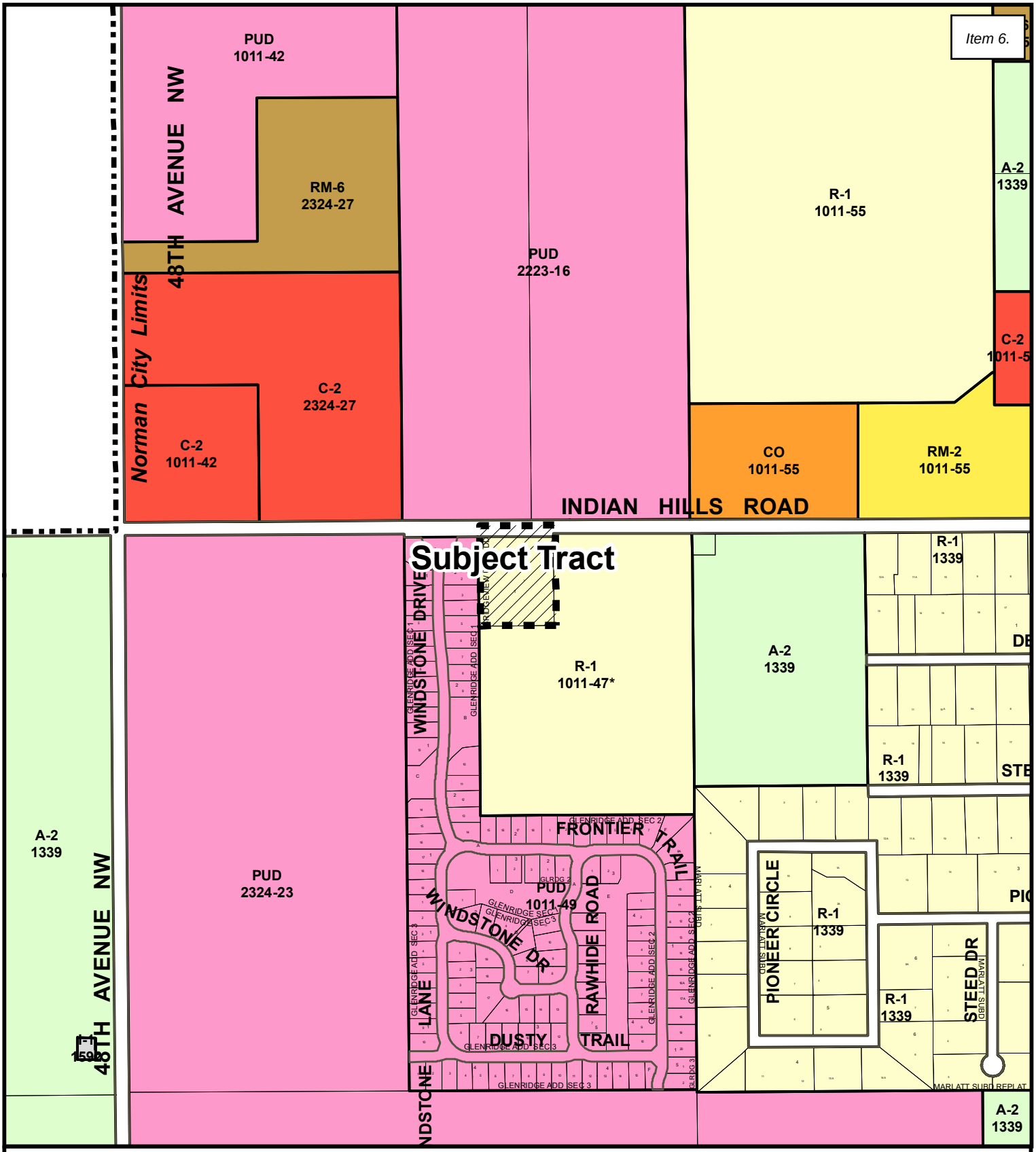
FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Items regarding fire hydrants and fire/building codes will be considered at the building permit stage.

PUBLIC WORKS/ENGINEERING: The subject property is already platted; Engineering review was not required for the zoning application.

TRAFFIC ENGINEER: Traffic review was not applicable for this application.

UTILITIES: City utilities are available for this location. The dumpster location will remain the same.

CONCLUSION: Staff forwards this request for rezoning to a SPUD, Simple Planned Unit Development for approximately 3.67 acres, and Ordinance O-2324-53 to the Planning Commission for consideration and recommendation to City Council.



Location Map

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

N W E S

May 8, 2024

0 300 600 Ft.

Subject Tract

G:\ArcGIS\10.MapTemplates\8x11_Location\MapArcMap10.mxd

4300 W INDIAN HILLS ROAD

SIMPLE PLANNED UNIT DEVELOPMENT

APPLICANT:

BRIDGEVIEW UNITED METHODIST CHURCH, INC.

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

SUBMITTED: MAY 1, 2024

RE-SUBMITTED: JUNE 7, 2024

PREPARED BY:

FELLERS, SNIDER, BLANKENSHIP, BAILEY & TIPPENS, P.C.
100 NORTH BROADWAY, SUITE 1700
OKLAHOMA CITY, OK 73102

TABLE OF CONTENTS

I. INTRODUCTION

II. PROPERTY DESCRIPTION; EXISTING CONDITIONS

A. Location
B. Existing Land Use and Zoning
C. Elevation and Topography
D. Utility Services
E. Fire Protection Services
F. Traffic Circulation and Access

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted
B. Site Plan
C. Traffic access/circulation/sidewalks
D. Signage
E. Lighting
F. Height
G. Parking
H. Exterior Materials
I. Development Regulations

EXHIBITS

A. Legal Description
B. Site Development Plan
C. Allowable Uses

I. INTRODUCTION

This Simple Planned Unit Development (the "**SPUD**") is being submitted for the property located at 4300 W. Indian Hills Road, as more particularly described on **Exhibit A** (the "**Property**"). This SPUD seeks to allow for the existing church building to be used as a funeral home, in accordance with the terms of this SPUD, see Allowable Uses, **Exhibit C**.

II. PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 4300 W. Indian Hills Road, South of West Indian Hills Road, East of 48th Ave NW, and West of 36th Ave NW.

B. Existing Land Use and Zoning

The existing zoning is R-1, Single-Family Dwelling, with an approved Special Use for a church and the existing NORMAN 2025 Land Use Plan designation is Low Density Residential.

C. Elevation and Topography

The Property is currently improved with the existing church building and storage buildings. The existing church building will be used for the funeral home. The topography of the Property gently slopes from the Northwest corner of the Property down to the Southeast corner of the Property.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire protection services shall be provided in accordance with all applicable City of Norman regulations for such services.

F. Traffic Circulation and Access

Traffic circulation and access to the Property shall remain as currently exists on the Property. Any future changes to access or circulation will comply with all applicable City of Norman ordinances and regulations.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

A. Uses Permitted

This SPUD will allow for the existing church building to be used as a funeral home. A complete list of allowable uses on the Property is attached as **Exhibit C**.

B. Site Plan

The Property's existing layout and improvements are shown on the Site Development Plan, attached hereto as **Exhibit B**. While no additional improvements are anticipated, changes to the Site Development Plan shall be allowed in accordance with Section 36-510 of the City of Norman's SPUD Ordinance, as may be amended from time to time.

C. Traffic access/circulation/sidewalks

Traffic circulation and access to the Property shall remain as currently exists on the Property. Any future changes to access or circulation will comply with all applicable City of Norman ordinances and regulations.

D. Signage

No additional signage is anticipated. If any additional signage is added, it shall comply with the applicable requirements contained in the City of Norman Sign Code, Chapter 28, for commercial zone sign standards, as amended from time to time.

E. Lighting

All new exterior lighting shall comply with the applicable provisions of the City of Norman's Commercial Outdoor Lighting Standards, as the same may be amended from time to time.

F. Height

No building shall exceed two stories in height, except that a three-story building may be constructed if the required side yard setbacks are increased an additional five feet. The heights of the existing church building and storage buildings are permissible.

G. Parking

The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

H. Exterior Materials

The exterior materials of any buildings constructed on the Property may be brick, glass, stone, synthetic stone, stucco, EIFS, masonry, metal accents, composition shingles, and any combination thereof.

I. Development Regulations

These regulations apply to primary and accessory buildings.

Front Yard Setback – The minimum depth of the front yard setback shall be 25 feet.

Side Yard Setback – The minimum depth of the side yard setback shall be 5 feet.

Rear Yard Setback – The minimum depth of the rear yard setback shall be 20 feet as applied to the existing church building. Existing accessory buildings are exempt from this requirement.

Drainage – An offsite detention pond was constructed with the original church building and parking lot to accommodate the stormwater runoff.

EXHIBIT A

Legal Description of the Property

Lot One (1), Block One (1), of Bridgeview United Methodist Church Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

EXHIBIT B

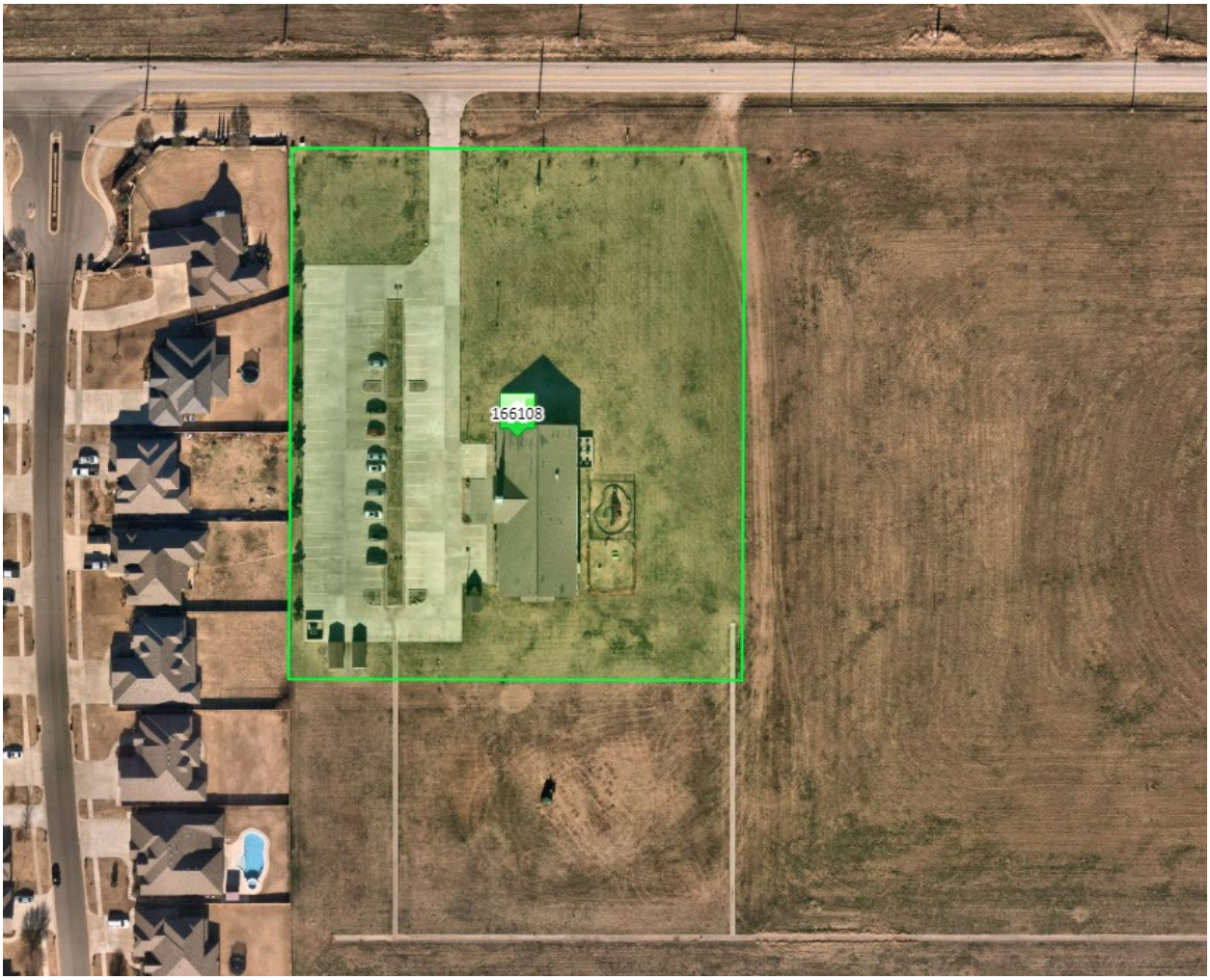
Site Development Plan

EXHIBIT C
Allowable Uses

- Funeral Home.
- Church.

EXHIBIT B

Site Development Plan



Applicant: Bridgeview United Methodist Church

Project Location: 4300 W. Indian Hills

Case Number: PD24-06

Time: 5:30PM

Applicant/Representative:
Gunner Joyce

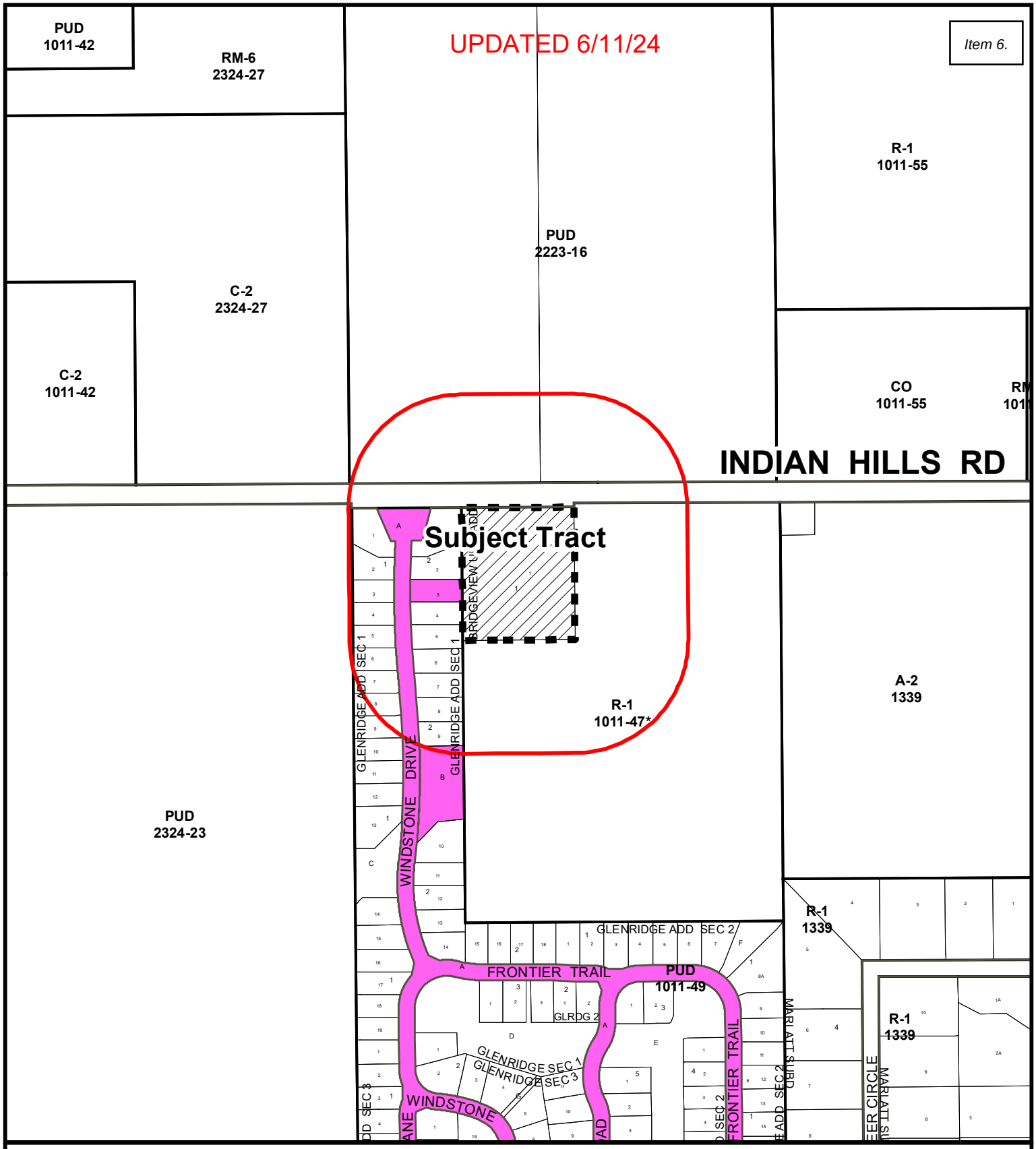
Attendees:
Erica Bird, Planning Commission Chair
Katee Bailey

City Staff
Kelly Abell, Planner I
Beth Muckala, City Attorney

Application Summary:
The applicant requests rezoning of this property to a SPUD, Simple Planned Unit Development and to amend the NORMAN 2025 Land Use designation to allow for a funeral home on this site.

Neighbor's Comments/Concerns/Responses
One neighbor had concerns the funeral home would want to use the large green space around the structure to create a cemetery for the funeral home. The applicant stated they have no intent, nor have they filed to add a cemetery to the use, because it is not profitable for the amount of square footage on the parcel. The resident stated she was protesting the project; staff explained the protest process to the resident. There were no other residents in attendance.

UPDATED 6/11/24



Protest Map

6.9% Protest Within Notification Area

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

N
W E
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0 200 400 Feet

June 11, 2024

Subject Tract

Notification Area

Protest

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6-10-24

City of Norman Planning and Development Department
225 N. Webster Ave.
Norman, OK. 73069

Please consider my comments regarding a rezoning request for the Bridgeview United Methodist Church on Indian Hill Road in Norman. As the owner of a property within 350 feet of the applicant's property, I received notice of the zoning request (see attached copy of the notification letter) and oppose the request. I cannot attend the Planning Commission hearing on June 13, 2024 due to a pre-existing commitment which requires me to be out of state.

My comments and concerns are as follows:

(1) A funeral home business will certainly bring with it funeral processions. The long slow line of cars in a funeral procession is not compatible with how traffic moves on 50 mph, 2-lane Indian Hills Road. Indian Hills is a high-speed connector facilitating access to I-35. The freeway ramps next-closest to Indian Hills are 2 miles away to the north at 19th street in Moore and 2 miles south at Tecumseh in Norman making it the logical means of access to I-35 for many homes in this area. Bridgeview Church is located about mid-way on a 1-mile long stretch of Indian Hills between NW 36th and NW48th. A slow-moving procession will obstruct an approximately half mile stretch of the high-speed traffic flow on Indian Hills.

Not only will funeral home processions not fit in with the current traffic flows, there is more residential construction occurring now in neighborhoods nearby which contributes today to traffic growth on Indian Hills. And there is planned development in the immediate area which includes the east-west connector portion of the OTA turnpike expansion, numerous neighborhoods platted to the north directly across Indian Hills from Bridgeview Church and our neighborhood, and to the west and south of our neighborhood. Traffic conditions will only be made worse with funeral processions. From a public safety and convenience perspective, the City should be concerned about and prevent such traffic impacts and not allow the requested re-zoning.

(2) There will be significant traffic inconvenience for our neighborhood. The Windstone neighborhood has only one means of entrance/exit, namely,

Windstone Drive, a 2-lane street which intersects Indian Hills immediately to the west of Bridegeview Church.

The traffic in our neighborhood consists of the kinds of vehicles you would expect in a neighborhood of single-family homes, but also includes school buses, the occasional emergency vehicle, and delivery trucks all day long. Also, the neighborhood is still under construction and heavy trucks and various construction vehicles are in and out all day long.

I envision a scenario where vehicles wishing to leave the neighborhood form a line inside the neighborhood to wait for a funeral procession to pass. This could happen frequently if the business is successful. This would be most acute for a west-bound funeral procession, where residents would be unable to turn left onto Indian Hills and leave the neighborhood. But it could also be true for east-bound processions where eastbound traffic on Indian Hills encounters the procession and stops to wait thus blocking traffic attempting to leave our neighborhood. This would be an unreasonable impact that could be prevented by declining the request to rezone.

(3) I am aware that one of our neighbors is involved with a nearby church community looking for a new home. It seems the City's preference should be to work with and provide an incentive to citizens that can offer a like-kind use for the existing building instead of rezoning it.

(4) I have a concern about our property value declining, including a concern about the possibility of a cemetery on the Bridgeview property in the future. This is exacerbated by the traffic concerns described above.

Thank you for your consideration. If you have questions, please don't hesitate to contact me.

Brian C McQuown JUNE 10, 2024

Brian McQuown
5913 Windstone Drive
Norman, OK. 73072
(702) 296-5611

The City of
NORMAN
225 N. Webster Ave.
Norman, Oklahoma 73069

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
Phone: 405-307-7112

Item 6.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6-10-24

MCQUOWN, BRIAN C & ROBIN E-REV LIV TRT-TRTEES
5913 WINDSTONE DR
NORMAN OK 73072

NOTICE OF REQUEST FOR NORMAN 2025 LAND USE AND TRANSPORTATION PLAN AMENDMENT AND REZONING

May 22, 2024

DEAR CITIZEN:

The purpose of this letter is to formally provide you with Legal Notice that Bridgeview United Methodist Church has requested amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation and rezoning from R-1, Single-Family Dwelling District, with Special Use for a Church, to SPUD, Simple Planned Unit Development, for property generally located at 4300 W Indian Hills Rd. You, as the owner of property within 350 feet of the applicant's property are being notified by mail so that you may have the opportunity, if you so desire, to express yourself as to whether or not this request should be approved. The Planning Commission will conduct a Public Hearing on the requested Land Use Plan Amendment and rezoning on Thursday, June 13, 2024, at 5:30 p.m. in the Council Chambers of the Norman Municipal Building located at 201 West Gray Street, Norman, Oklahoma. At that meeting, the public is invited to appear and protest or support the requested Land Use Plan Amendment and the rezoning. Any protest must be in writing and include a signature and be filed with the City Clerk prior to 5:00 p.m. on Monday, June 10, 2024, in order to be reported to the Planning Commission. If the property owner of record with Cleveland County is a corporation, trust or other non-individual entity, you MUST provide your affiliation with the entity and your authorization to sign on its behalf or your protest can not be reflected on the protest map. Any protests received after that deadline will be reported to the City Council. Please be advised that e-mail transmissions cannot be considered as legal protest or support. The subject property is more particularly described as follows:

> Lot One (1), Block One (1), of Bridgeview United Methodist Church Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

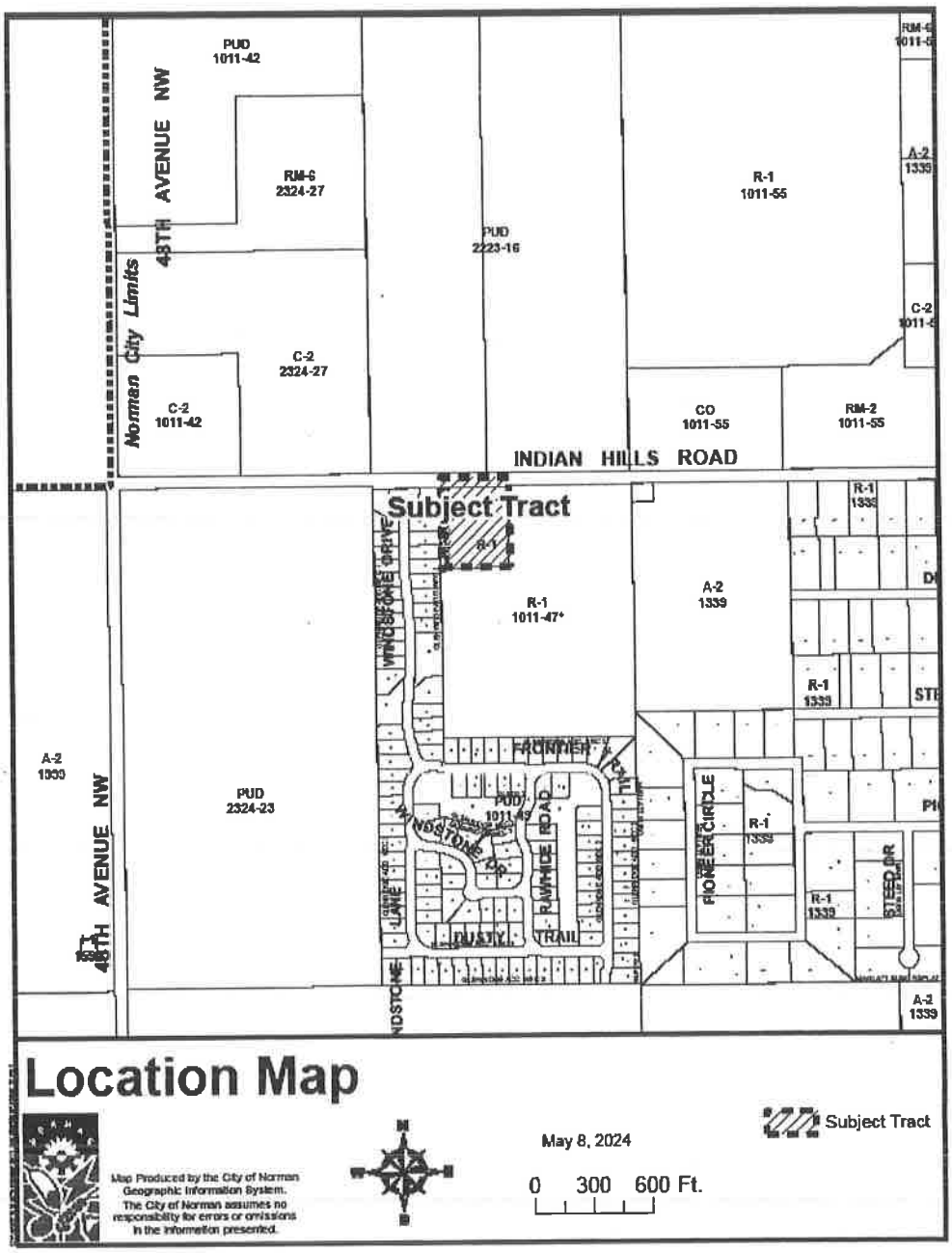
Said tract contains 3.67 acres more or less.

Said proposed Land Use Plan Amendment and/or Ordinance will be brought up for hearing and final passage at a City Council meeting subsequent to the Planning Commission meeting, and may be continued from time to time. Should you have a question regarding this letter of notice or the enclosed map, please call the Norman

Planning Department at 405-307-7112. A staff member in the Department will be pleased to discuss this application and assist in answering your questions.

You should already have received notice of a Pre-Development meeting about this project to be held on May 23, 2024. This notice does not change that prior notice or the Pre-Development meeting date and time in any way.

Secretary,
Norman Planning Commission
225 N. Webster Ave. (P.O. Box 370)
Norman, OK 73069 (73070)

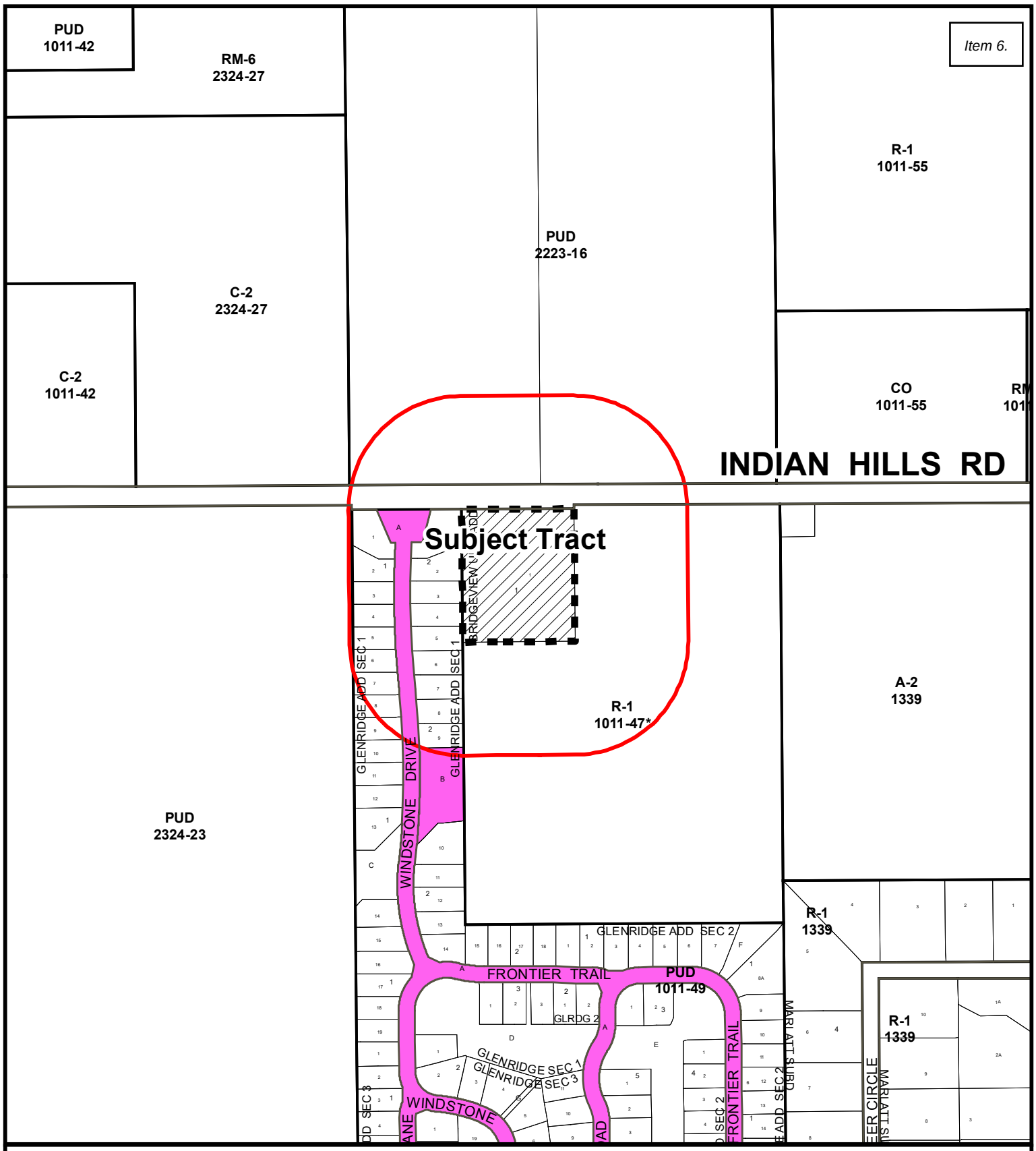


Building an Inclusive Community

Estate Planning Information for
Brian C. McQuown and Robin E. McQuown

The name of my Trust is:	The Brian C. McQuown and Robin E. McQuown Revocable Living Trust (see Section 1.1 of Trust Document)
The date of my Trust is:	June 2, 2021 (See signature page of Trust Document)
The Trustors of my Trust are:	Brian C. McQuown and Robin E. McQuown as Co-Trustors (See Section 1.5 of Trust Document)
The Trustees of my Trust are:	Brian C. McQuown and Robin E. McQuown as Co-Trustees (See Section 1.6 of Trust Document)
The Successor Trustees of my Trust are:	Anna McQuown & Abigail Elizabeth McQuown as Co-Trustees (See Section 1.7 of Trust Document)
My Distribution provision is:	(See Section 4.3 of Trust Document)
The Executor(s) of my Last Will And Testament is:	My Spouse – First Executor Anna McQuown & Abigail Elizabeth McQuown as alternate Co-Executors (See Section 3 of Pour-over Will)
The Agent(s) under my Financial Power of Attorney is:	My Spouse – First Agent Anna McQuown & Abigail Elizabeth McQuown As Alternate Co-Agents (See Sections 1 and 4 of Financial Power of Attorney)
The Agent(s) under my Health Care Power of Attorney is:	My Spouse – First Agent Anna McQuown & Abigail Elizabeth McQuown As Alternate Co-Agents (See Sections 1 and 7 of Health Care Power of Attorney)
The Health Care Proxy(ies) under My Living Will is:	My Spouse – First Proxy Anna McQuown & Abigail Elizabeth McQuown As Alternate Co-proxies (See Sections II of Advance Directive)

PLEASE DO NOT WRITE ON YOUR ORIGINAL ESTATE PLANNING DOCUMENTS.
Contact Integritas Estate Plans, LLC to make any changes to your estate planning.



Protest Map

5.5% Protest Within Notification Area

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

N
W E
S

0 200 400 Feet

June 7, 2024

Subject Tract
Notification Area
Protest

City of Norman
City Clerk/ Brenda Hall

5/21/2024

Re: Bridgeview United Methodist Church

Hello Mrs. Hall.

Please accept this letter as my official protest for the zoning request from R-1 to SPUD requested by Bridgeview United Methodist Church.
Sewer was provided to this property at no charge thru a private sewer easement for the exclusive use of a church only, a filed copy of the easement is attached. The proposed use as a funeral home violates the easement agreement. Strom sewer and detention was also provided at no charge thru the same agreement and for the exclusive use of a church.
This agreement was put in place to assure that the use will continue to be residential and not anything else. It was also to assure that we as a developers would have the first right of refusal to purchase this property if it ever became available for sale, again to assure that the use to the east would remain residential in order to comply with 2025 land use plan and to protect property values of residents in Windstone Addition. We made a tremendous investment to assure all of this only to see the applicant breach our agreement by trying to put a business in the middle of residential settings.

Sassan K. Moghadam (Manager)
L&S Development II, LLC

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/21/24

Doc#:R 2013 8448
Bk&Pg:RB 5123 1088-109
Filed:03-05-2013
09:05:37 AM
Cleveland County, OK

Item 6.

EA

19/I

DRAINAGE AND ACCESS EASEMENT

This Agreement made and entered into this 21st day of February, 2013, by the L & S DEVELOPMENT II, LLC, an Oklahoma limited liability company, the owner of the legal and equitable title to the Property covered by this private easement as such easement is described on **EXHIBIT A**, "**Grantor**," in consideration of the sum of TEN and NO/100THS DOLLARS ($10.00) and other good and valuable consideration duly paid by the Grantee herein, the receipt of which is acknowledged, do grant and convey to BRIDGEVIEW UNITED METHODIST CHURCH, INC, "**Grantee**", an exclusive, non-assignable, perpetual private easement through, over, under and across the following described real property and premises situated in Norman, Cleveland County, State of Oklahoma as described and shown on the attached **EXHIBIT A** (the "**Property**").

This private easement is for the purpose of permitting the Grantee exclusively in conjunction with Grantor and any other of Grantor's successors or assigns, the right to construct sanitary and storm sewer improvements and utilities through, over, under, and across the Property, together with all necessary and convenient appurtenances on the Property; and to use and maintain the same and of affording Grantee the right to enter upon the Property for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining, and for the further purpose of enabling the Grantee to do any and all convenient things incident to the construction, operation, repairing, and maintaining of said sanitary and storm sewer improvements and utilities.

It is the intent that this easement be exclusive to, and non-assignable by, Grantee. This easement is specifically non-assignable by Grantee and in the event that Grantee wishes to extend any rights or interest to this easement to any third parties, directly or indirectly, Grantee must prior written consent from Grantor for any such assignment. The intent is that only Grantee is being extended rights to connect into sanitary and storm water facilities through Grantor's Property and that if Grantee intends to extend facilities on to any properties beyond Grantee, then Grantee must obtain prior written consent of Grantor. This easement is a private grant only and is not intended to be a public easement. This easement is appurtenant only to Grantee's property that is described as follows:

3 9 2W 30.26AC PRT NW/4 BEG NE/C NW/4 W980` S1333.47` E980` N1333.47` POB; Cleveland County Assessor Account R0139063; Cleveland County Assessor Parcel SDC2 9 3W 3 014

TO HAVE AND TO HOLD the easement to Grantee forever. Executed on the day and year written above.

"**Grantor**"; L & S DEVELOPMENT II, LLC

By: _____
Sassan K. Moghadam
Title: Manager

State of Oklahoma)
) ss
County of Cleveland)

This instrument was acknowledged before me on 02/21, 2013 by Sassan K. Moghadam as Manager of the L & S DEVELOPMENT II, LLC. Said person(s) personally appeared before me and the signature on this document is said persons' true signature. Said person acknowledged to me that he or she voluntarily executed this document and that he and/or she intends the document to be used for the purposes set forth herein.

N.P. Seal:

MARLENE HOLT NOTARY 00007176 EXP 5/22/16 PUBLIC STATE OF OKLAHOMA

N.P. signature: Marlene Holt

N.P. commission expires: 05/22/16

N.P. commission number: 7176

EXHIBIT A

Legal description of Easement area being granted herein.

OFF-SITE UTILITY EASEMENT
BRIDGEVIEW UNITED METHODIST CHURCH ADDITION
NORMAN, OKLAHOMA

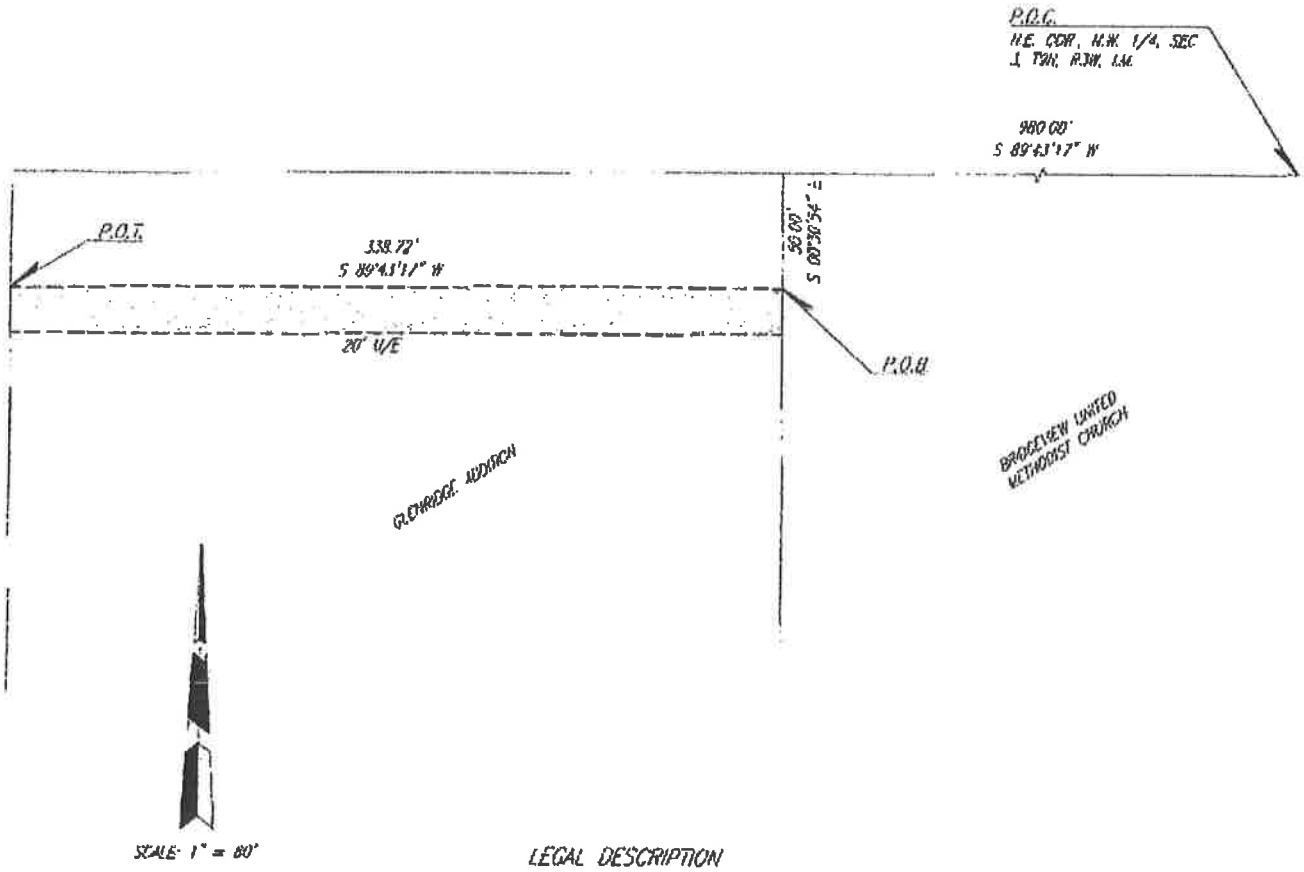
A utility easement lying in the Northwest Quarter (N.W.1/4) of Section Three (3), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said N.W. ¼; THENCE South 89°43'17" West along the North line of said N.W. ¼ a distance of 980.00 feet to the Northwest corner of the filed final plat of BRIDGEVIEW UNITED METHODIST CHURCH ADDITION (as filed in Book 23 of Plats, Page 46); THENCE South 00°30'54" East a distance of 50.00 feet to the POINT OF BEGINNING;

Said easement being a 20.00 feet wide utility easement being 20.00 feet left of and parallel to the following described line:

THENCE South 89°43'17" West a distance of 338.72 feet to the POINT OF TERMINATION.

Sides of said easement being lengthened or foreshortened so as to terminate at their intersection with easement or parcel lines.



LEGAL DESCRIPTION
OFF-SITE UTILITY EASEMENT
BRIDGEVIEW UNITED METHODIST CHURCH ADDITION
NORMAN, OKLAHOMA

File Attachments for Item:

7. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-54: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 (“R-1, SINGLE-FAMILY DWELLING DISTRICT”), 36-516 (“R-2, TWO-FAMILY DWELLING DISTRICT”), AND 36-520 (“R-3, MULTIFAMILY DWELLING DISTRICT”), ALL IN CHAPTER 36 (“ZONING”) OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-54: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT"), 36-516 ("R-2, TWO-FAMILY DWELLING DISTRICT"), AND 36-520 ("R-3, MULTIFAMILY DWELLING DISTRICT"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: On March 26, 2024, City Council adopted the Accessory Dwelling Unit Ordinance, Ordinance O-2324-40. Accessory Dwelling Units (ADUs) have been a topic of conversation in Norman in recent years. In 2023, the City contracted with the Strong Towns organization for a 24-month Community Action Lab program. One of the main suggestions from the Community Action Lab was to explore options for an Accessory Dwelling Unit (ADU) ordinance. The community desired options for incrementally increasing density without overbuilding lots or causing undue strain on infrastructure.

At the December 7, 2023, Business and Community Affairs Council Committee parking requirements were the topic of discussion including the following:

- Should an ADU require two parking spaces on-site;
- How to keep additional on-street parking from possibly affecting adjacent property owners;
- Does requiring two parking spaces cause undue burden to property owners who may be at or near allowable coverage of 65%?

Further discussion determined parking would be required if the ADU is over 650 SF in the following districts: A-1, General Agricultural District, A-2, Rural Agricultural District, RE, Residential Estate Dwelling District, R-1, Single-Family Dwelling District, and R-1-A, Single-Family Attached Dwelling District.

With the ADU Ordinance and the parking amendments in place, Planning staff fielded applications/questions for ADUs on some of the smaller lots within the Core Area of Norman. The Core Area is the older area of Norman and, over the years, many lots were subdivided and developed with single-family structures. The subdivision of these lots created nonconforming lots which are now unable to obtain building permits for an ADU. With this proposed amendment, lots complying with the Section 30-605 of the Subdivision Regulations could be eligible for such permits.

30-605 Exception From Platting A Single Tract For Single-Family Residential Development

A building permit shall not be denied for single-family residential development to be located on a tract of land when all of the following conditions are satisfied:

1. The total area owned by the applicant shall have been conveyed by a single deed prior to June 29, 1973, or prior to annexation as part of the City;
2. All required street rights-of-way shall have been previously dedicated; and
3. All required easements shall have been previously granted.

Below are the proposed amendments:

Sec. 36-514. R-1, SINGLE-FAMILY DWELLING DISTRICT

* * *

(5) *Intensity of use.* There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required, <u>either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605</u> and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954, that lot may be used for any of the uses permitted by this section.

SEC. 36-516. – R-2, TWO-FAMILY DWELLING DISTRICT

*** * ***

(5) *Intensity of use.*

a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling; 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.

b. Where a lot has less area than herein required<u>, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605</u> and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived (July 13, 1954), that lot may be used only for the uses permitted in R-1, Single-Family Dwelling District.

SEC. 36-520. – R-3, MULTIFAMILY DWELLING DISTRICT

* * *

(5) *Intensity of use.*

a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling, and 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.

b. Where a lot of less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 having all the boundary lines touching lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954, that lot may be used only for single-family purposes the uses permitted in R-1, Single-Family Dwelling District.

DISCUSSION: This proposed amendment is a housekeeping measure for the Zoning Code. The proposed amendment objective is to enhance clarity and ensure consistency with the subdivision regulations when reviewing a lot for legal subdivision. The attached ordinance provides for clarification within the Zoning Code and eliminate possible conflicts with the existing Subdivision Regulations.

RECOMMENDATION: Staff forwards this possible amendment to Chapter 36, Zoning Ordinance, as Ordinance No. O-2324-54 to the Planning Commission for consideration and recommendation to City Council.

Ordinance No. O-2324-54

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT"), 36-516 ("R-2, TWO-FAMILY DWELLING DISTRICT"), AND 36-520 ("R-3, MULTIFAMILY DWELLING DISTRICT"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 1. That Section 36-514 of the Code of the City of Norman shall be amended to read as follows:

SEC. 36-514. R-1, SINGLE-FAMILY DWELLING DISTRICT

(a) *Uses permitted.* Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:

* * *

(c) *Area Regulations.*

* * *

(5) *Intensity of use.* There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required, <u>either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605</u> and all the boundary lines of that lot touch lands under other ownership ~~on the effective date of the ordinance from which this article is derived, July 13, 1954~~<u>,</u> that lot may be used for any of the uses permitted by this section.

* * * *

§ 2. That Section 36-516 of the Code of the City of Norman shall be amended to read as follows:

SEC. 36-516. – R-2, TWO-FAMILY DWELLING DISTRICT

(a) *Uses permitted.* Property and buildings in an R-2, Two-Family Dwelling District shall be used only for the following purposes:

* * *

(c) *Area Regulations.*

* * *

(5) *Intensity of use.*

a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling; 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.

b. Where a lot has less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 and all the boundary lines of that lot touch lands under other ownership ~~on the effective date of the ordinance from which this article is derived (July 13, 1954)~~, that lot may be used only for the uses permitted in R-1, Single Family Dwelling District.

* * * *

§ 3. That Section 36-520 of the Code of the City of Norman shall be amended to read as follows:

SEC. 36-520. – R-3, MULTIFAMILY DWELLING DISTRICT

(a) *Uses permitted.* Property and buildings in an R-3, Multifamily Dwelling District shall be used only for the following purposes:

* * *

(c) *Area Regulations.*

* * *

(5) *Intensity of use.*

a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling, and 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.

b. There shall be a lot area of not less than 9,000 square feet for apartment houses, and 3,000 square feet additional area for each dwelling unit more than three on the lot.

b. Where a lot of less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 having all the boundary lines touching lands under other ownership ~~on the effective date of the ordinance from which this article is derived, July 13, 1954~~, that lot may be used only for ~~single-family purposes~~ the uses permitted in R-1, Single Family Dwelling District.

* * * *

§ 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the

remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day

of _____, 2024.

_____
(Mayor)

NOT ADOPTED this _____ day

of _____, 2024.

_____
(Mayor)

ATTEST:

_____
(City Clerk)