



# CITY OF NORMAN, OK DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT NO. 2 MEETING

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

Tuesday, September 19, 2023 at 1:30 PM

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## 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, retaliation, 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.*

### ROLL CALL

### MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM AUGUST 15, 2023

### REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MONTHLY FINANCIAL REPORT

### DISCUSSION ITEMS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF PREVIOUSLY APPROVED COUNCIL ACTIONS
4. DISCUSSION OF THE PROPOSED NEW ENTERTAINMENT DISTRICT
5. ONGOING PROJECTS

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



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## MINUTES

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### ROLL CALL

#### PRESENT

Alternate Committee Member Brenda Burkett-O'Brian  
Committee Member Greg Burge  
Committee Member Kurt Lee  
Committee Member William Wilson  
Committee Member Rob Norman

#### ABSENT

Committee Member Adrian Francisco  
Committee Member Nick Migliorino

#### OTHERS

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Scott Sturtz, City Engineer  
Dannielle Risenhoover, Administrative Tech. IV  
Sara Kaplan, Business & Community Relations  
Kathryn Walker, City Attorney  
Cynthia Rogers, Citizen

## MINUTES

1. Consideration of approval, rejection, amendment and/or postponement of minutes from July 18, 2023

Member Burkett-O'Brian made a motion to approve the minutes from the July 18, 2023 meeting which was duly seconded by Member Wilson. The motion passed unanimously.

## REPORTS

2. Consideration of approval, rejection, amendment and/or postponement of the monthly Financial Report

Director of Finance, Anthony Francisco, stated that there wasn't "any really big (financial) news to report". Francisco noted that there is about \$3.6 million available for traffic improvement projects and offered to answer questions regarding the financial report. The Committee did not have any questions and Member Lee motioned to approve the Financial Report, which was duly seconded by Member Norman. The motion passed unanimously.

Items submitted for the record:  
Financial Report

3. Consideration of approval, rejection, amendment and/or postponement of the Annual Report

After Committee review of the Annual Report, Member Burkett-O'Brian moved to approve the Annual Report, which was duly seconded by Member Norman. The motion passed unanimously.

Anthony Francisco advised the Committee that the Annual Report would be presented to Norman City Council on September 12 as a consent docket item. Chair Burge was invited to give a report or presentation to Council, if he chooses.

Items submitted for the record:  
Annual Report

## DISCUSSION AND/OR ACTION ITEMS

4. Consideration of approval, rejection, amendment and/or postponement of previously approved Council actions

- a) Design of Tecumseh Avenue Traffic Improvements and Federal Funding Status

City Engineer, Scott Sturtz spoke to the Committee. He described the Tecumseh Avenue traffic improvement project as "crucial" and presented Committee Members with an aerial map that illustrated the proposed design of the road project. Sturtz said, "For right now, we needed this to be a project that was attainable and a project that had a budget that we could move forward with; so, this is the project that wound up being what was selected through the design process with our design engineers and with our in-house engineers. Our main concern was trying to get

these two intersections to flow and be less congested.” The project features two additional, left turn lanes on northbound 24<sup>th</sup> Ave. NW at the Tecumseh Ave intersection. It also features adding a right turn lane to east bound Tecumseh Avenue between 24<sup>th</sup> Avenue NW and Flood. There is currently one left turn lane on Tecumseh between 24<sup>th</sup> Ave NW and Flood Avenue. “I’m going to ask our engineers to look at that now, I think we’ve had a change in traffic since this had initially been done, and see if that needs to be a double turn lane,” Sturtz said. The design for lanes flowing westbound on Tecumseh Avenue toward Flood, include three straight lanes, one left turn lane, and one right turn lane. Member Wilson states that the south, OnCue exit already poses difficulties when trying to turn east onto Tecumseh. “You’ve gotta get across two lanes. It’s pure hell getting across now, well these plans change it from two lanes to five lanes. The design’s so poor, you can’t get across. It’s just going to get worse going from two to five (lanes),” Wilson said. He questioned if OnCue could move their exit further east. Sturtz said that would take coordinating between the University of Oklahoma and OnCue property owners. Sturtz also said, “What we’re doing is we’re also adding more lanes, so that shouldn’t stack up as far back too; so, part of the thought process is that it’s not going to stack up as far.”

As drivers continue westbound on Tecumseh Ave. toward 24<sup>th</sup> Ave. NW, the three straight lanes become two straight lanes and the third straight lane becomes a dual left turn lane. This project includes curb installation along 24<sup>th</sup> Ave. NW toward Tecumseh, on Tecumseh between 24<sup>th</sup> Ave. NW and Flood, and in front of OnCue on Flood.

Sturtz stated, “We are, right now, in the process of applying for the Association of Central Oklahoma Government (ACOG) funding. The funding comes from the Federal Highway Administration. Their maximum funding is \$7.5 million and we’re requesting about \$6.7 million. It’s an 80/20 split on the funding for the construction phase. We did just complete getting the programming resolution which we have to do through Council saying that ‘The City is obligating funds to be able to move forward with the project.’” The total cost of this project is expected to be about \$8.4 million. The City’s cost of the project is estimated to be about \$1.7 million. The costs associated with pre project design, right-of-way, and utility relocation are not eligible for ACOG funding. These costs are the City of Norman’s responsibility and are not calculated into the already mentioned, figures. There is approximately \$3.6 million in the TIF Fund. Anthony Francisco stated, “This is the last of the projects that was in Development Agreement Number One. Any money left over after this project can be used for any other TIF project.” Per City Attorney, Kathryn Walker, after all TIF projects are completed, any remaining TIF funds would be “returned to the taxing jurisdiction”. Sturtz believes that this project could start in 2026. Another planned change to this project area is an already funded, 10 foot bike path that parallels Tecumseh from 24<sup>th</sup> Ave NW to Flood and then goes south from Tecumseh to Robinson. (Attached - aerial photo of proposed intersection improvements)

## MISCELLANEOUS COMMENTS

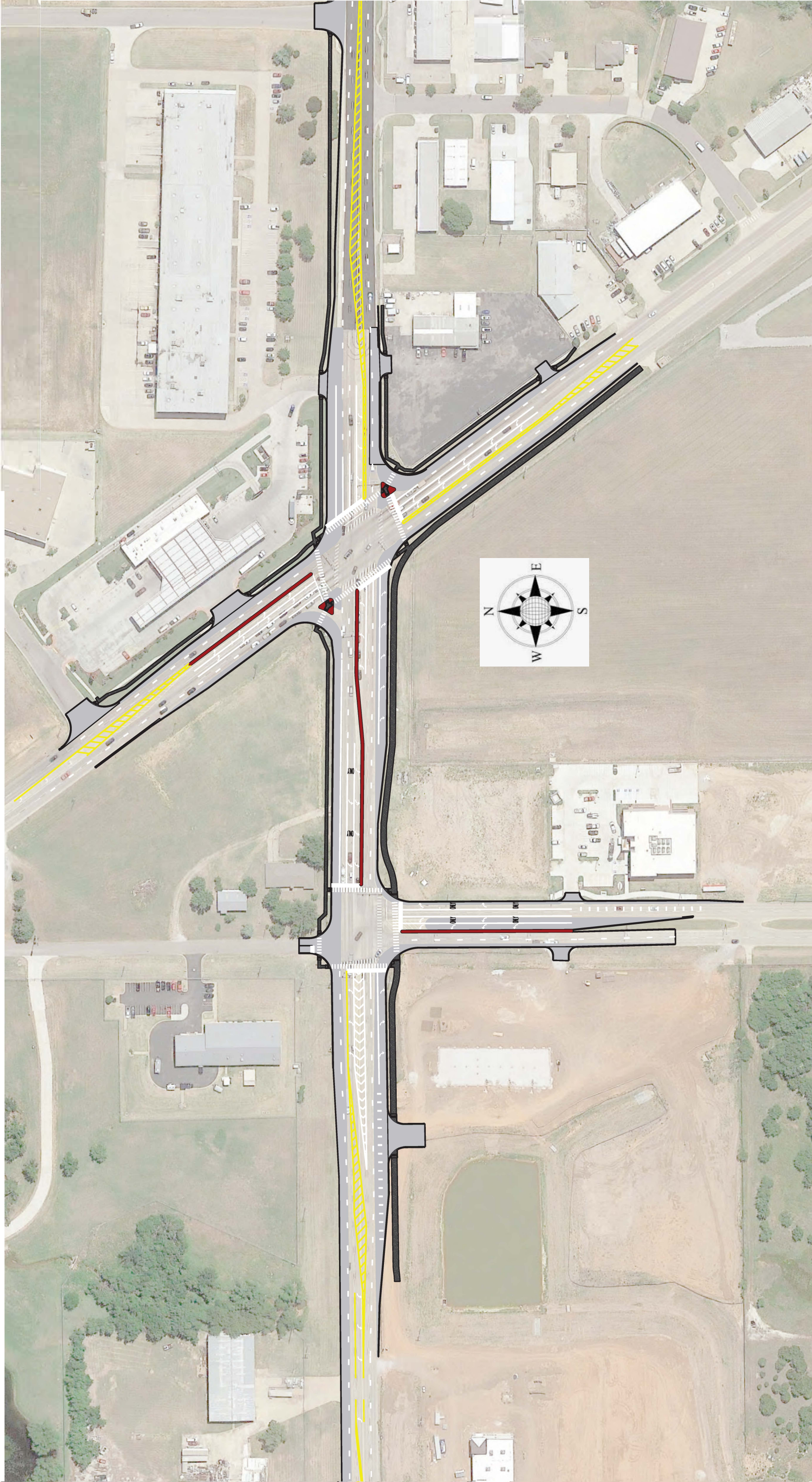
Member Wilson asked that the proposed Performance Venue Presentation be emailed to the Development Oversight Committee for TIF District 2 Members two weeks prior to the presentation as to provide the Members ample study time. There was a general consensus that the author of the presentation should also attend the presentation.

## ADJOURNMENT

Member Burkett-O'Brian moved to adjourn the meeting at 2:18 PM. This motion was duly seconded by Member Wilson. The motion passed unanimously.

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Greg Burge, Chair  
Development Oversight Committee for TIF District No. 2



Expenses From Fund 57:  
As of the End of Period 2 (August) - FY24

	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	Pd 13 FY23	Pd 2 FY24	Total	
<b>Project Costs:</b>																				
Project UT0001 - 24th NW & Conf. Ctr. Dr. Signal		138,018.20	15,335.36																153,353.56	
Project UT0002 - I35 Frontage/24 NW Imp	343,807.00	678,141.09																	1,021,948.09	
Project UT0004 - Developer Reimbursement			765,149.76																1,530,299.52	
Project UT0005 - 24th & Rock Ck Intersection		41,062.50	300,990.54		4,714.90														742,058.68	
Project UT0006 - Legacy Pk Dr & 24th Intersection		36,043.75			684,454.58														720,498.33	
Project UT0003 - Rock Creek Overpass		4,282,377.02	1,361,241.00		12,417.11	4,800.00													5,142,323.13	
Project UT0007 - Robinson/135 NE Ramp		52,850.00	1,770,532.38		11,271.00	140,965.94													1,932,602.96	
Project UT0008 - Economic Development		102,266.13	116,015.74		118,563.32	369,352.12													4,681,074.02	
Project UT0009 - Interstate Dr. East Extensions					100,390.46	85,005.52													3,681,000.00	
Project UT0010 - UNP Master Lighting Plan					20,872.00	17,128.00													38,000.00	
Project UT0011 - Robinson West/Crossroads					100,390.46	85,005.52													2,012,066.52	
Project UT0012 - 24thNW & Radius Intersection					20,872.00	17,128.00													881,021.18	
Project UT0013 - UNP TIF Entry Sign (BID)					100,390.46	85,005.52													384,139.00	
Project UT0015 - 24th & Flood @ Tecumseh In					918,044.82	3,024,398.17													251,765.65	
Project UT0016 - Legacy Park Parking Lot		24,250.00	189,117.00		50,770.89														193,349.58	
Project UT0038 - UNP Master Land Use Plan			12,250.00																10,053.58	
Project UT0089 - Legacy Park																			7,023,221.75	
Project UT0099 - Transportation Improv																			12,250.00	
<b>Total Project Costs to Date</b>	343,807.00	840,409.29	5,264,229.14	1,489,118.14	1,233,673.54	2,286,638.84	1,658,531.10	3,837,043.75	5,880,129.93	670,440.53	3,804,869.56	517,779.07	252,195.13	309,869.40	1,513,349.98	143,247.65	100,133.58		30,345,565.63	
<b>Interest Expense:</b>																				
Loan Interest																				3,312,575.85
<b>Internal Transfers:</b>																				
Internal Transfers	144,266.00		142,583.00		34,537.70					499,276.50	467,844.00	432,801.50	207,525.75	1,400,821.39	4,776,381.00	380,559.00			6,879,148.09	
<b>Issue Costs:</b>																				
Issue Costs			411,850.00				250,000.00	260,725.00												922,575.00
<b>Services &amp; Maintenance:</b>																				
Services & Maintenance																				2,920,819.77
<b>Total</b>	488,073.00	840,409.29	5,818,667.14	1,601,605.22	1,472,239.90	2,504,132.69	2,346,411.88	4,692,423.79	6,721,449.41	1,549,719.88	4,765,388.87	1,406,705.80	841,031.95	1,916,631.11	6,537,392.95	653,047.92	208,885.26	15,473.28	44,380,684.34	
<b>Loan Principal Repayments</b>		1,070,914.00	114,188.00			400,000.00	425,000.00	13,735,000.00	750,000.00	800,000.00	850,000.00	1,000,000.00	10,815,000.00						29,960,102.00	

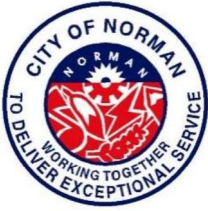
	Balance @ 8/31/23	Since Inception
Escrow Balances (Bank of Oklahoma unless otherwise noted):	3,653,422.41	
Traffic & Roadway		Sales Taxes
Legacy Park		Property Taxes
Recreation Facility		Other
Town Center		Bond/Loan Proceeds
Economic Development		Total Cash In
Miscellaneous Costs		Project Payments
Custody Account		Other Payments
		Interest Payments
		Principal Payments
		Total Cash Out
		Total Cash
		Cash @ City
		Cash @ Trustee
		Total Cash
		(0.00)

1 - Loan principal repayments removed from "expense" presentation  
 2 - Legal reimbursement to Government  
 3 - Legal reimbursement to Government \$142,583; reimbursement Capital Fund for Rock Creek Overpass improvements \$641,700  
 4 - Includes audit expense; county assessor valuation fees; 3% indirect assessment for city staff services; and BID expenses  
 5 - Includes \$44,575.24 legal fee reimbursement to General Fund and \$57,650.89 in NEDC loan interest  
 6 - NEDC loan interest  
 7 - Return of funds from ODOT

**File Attachments for Item:**

14. CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24<sup>TH</sup> AVENUE NW AND LEGACY PARK DRIVE).





## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 8/22/2023

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24<sup>TH</sup> AVENUE NW AND LEGACY PARK DRIVE).

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### **BACKGROUND:**

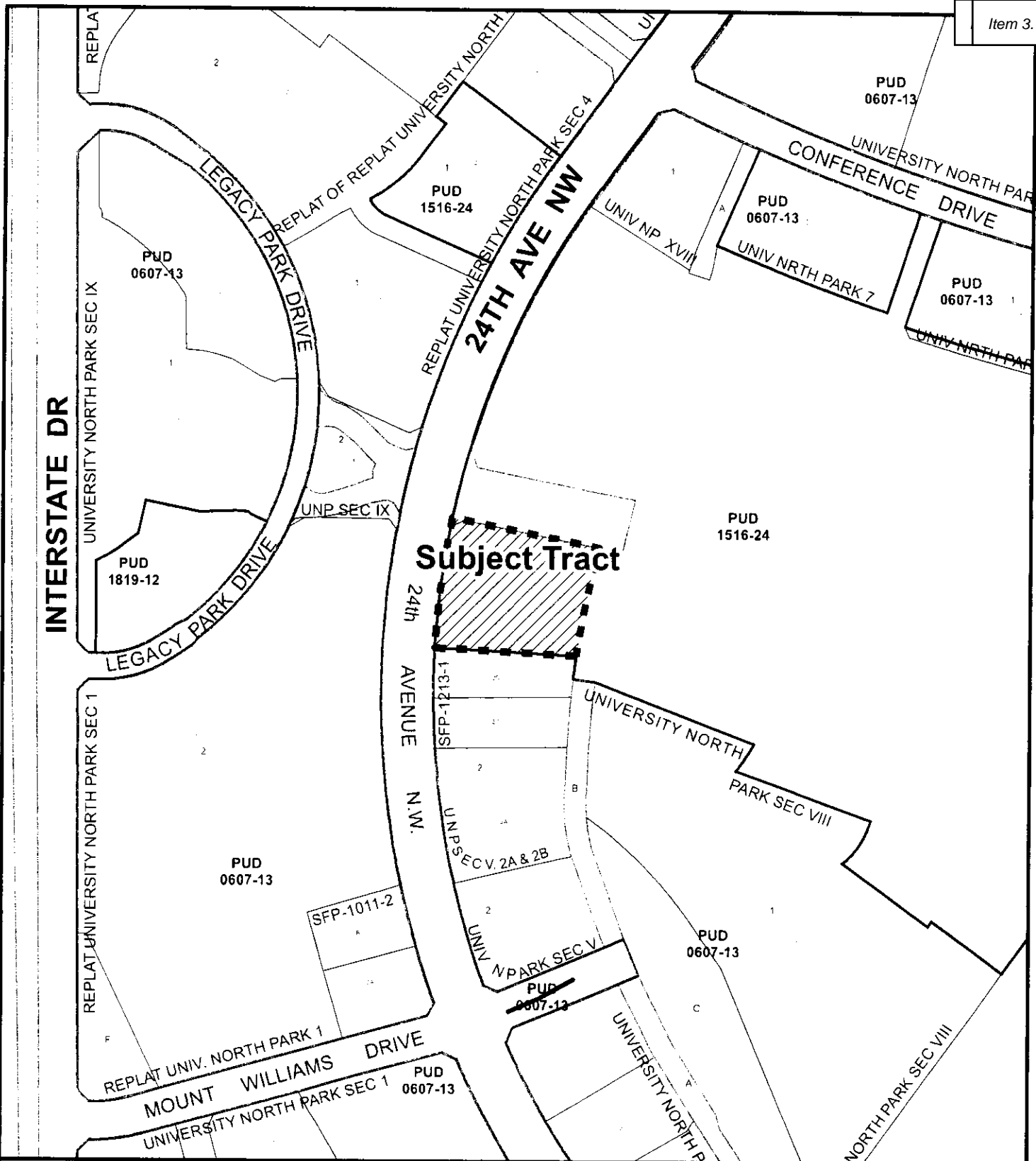
This item is a final plat for University North Park Addition, Section XI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24<sup>th</sup> Avenue N.W. and Legacy Park Drive. This property consists of 2.12 acres and two (2) lots. The proposed use will be restaurants and/or retail. The Norman Development Committee, at its meeting of August 3, 2023, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XI, a Planned Unit Development and submitted to City Council for consideration.

### **DISCUSSION:**

The public improvements required of this plat consist of sanitary sewer main that will be extended to serve the north lot. Water improvements are existing. Storm water will be conveyed to an off plat existing privately maintained detention facility through an underground system. Twenty-fourth Avenue N.W. and Legacy Park Drive paving is existing. Sidewalks are existing adjacent to 24<sup>th</sup> Avenue N.W. and Legacy Park Drive. Sidewalks will be installed adjacent to the private drive located on the east side of the property.

### **RECOMMENDATION:**

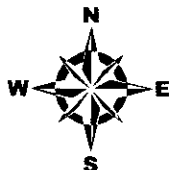
Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding of the public improvements through the concurrent construction process.



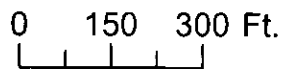
# Location Map





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.

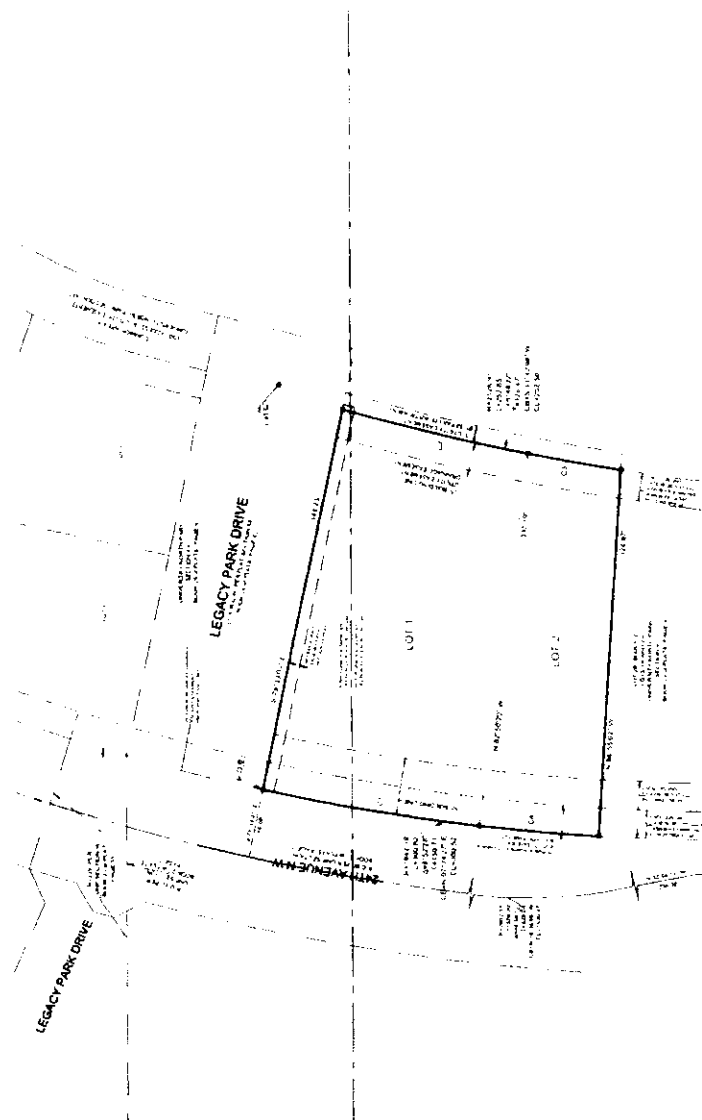
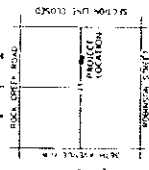


August 1, 2023



-  Subject Tract
-  Zoning

**FINAL PLAT**  
**UNIVERSITY NORTH PARK SECTION XI**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



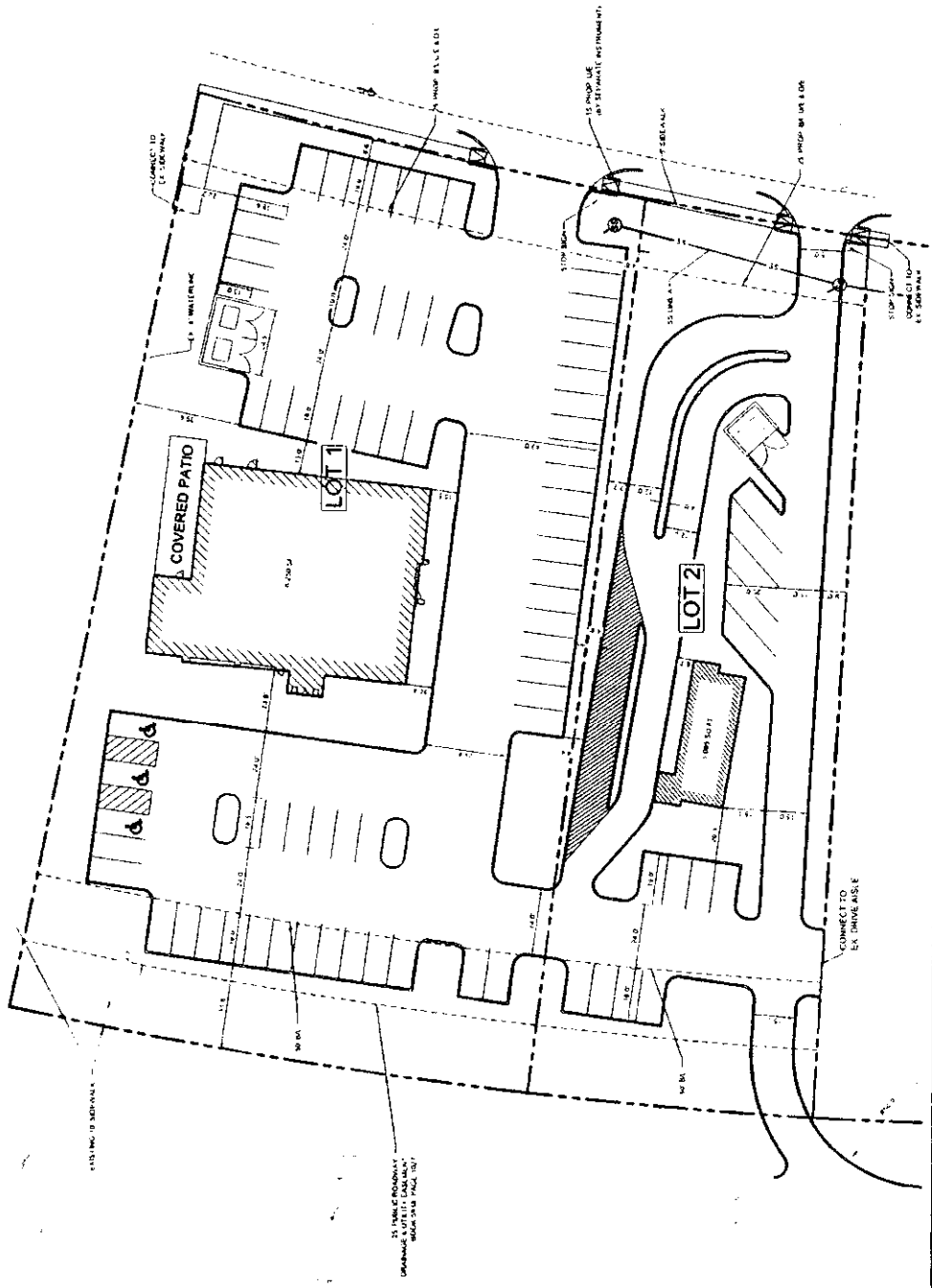
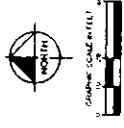
Lot #	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	1.1217	48,117.00	48,117.00	48,117.00	48,117.00	48,117.00
2	0.2783	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
3	0.0000	0.00	0.00	0.00	0.00	0.00
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6	0.0000	0.00	0.00	0.00	0.00	0.00
7	0.0000	0.00	0.00	0.00	0.00	0.00
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- NOTED:
1. LOTS 1 AND 2 ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
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  50. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.

**CDWAN GROUP ENGINEERING**  
 1000 N. UNIVERSITY AVENUE, SUITE 1000, NORMAN, OKLAHOMA 73069  
 (405) 894-1234  
 WWW.CDWANENGINEERING.COM



**FINAL SITE DEVELOPMENT PLAN**  
**UNIVERSITY NORTH PARK SECTION XI**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**Kimley-Horn**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 3201 EAST HORN AND ASSOCIATES, INC.  
 1000 NORTH UNIVERSITY AVENUE, SUITE 200  
 NORMAN, OKLAHOMA 73069  
 WWW.KIMLEY-HORN.COM

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 ENGINEERS, ARCHITECTS & PLANNERS  
 3201 EAST HORN AND ASSOCIATES, INC.  
 1000 NORTH UNIVERSITY AVENUE, SUITE 200  
 NORMAN, OKLAHOMA 73069  
 WWW.KIMLEY-HORN.COM

UNIVERSITY NORTH PARK  
 SECTION XI

SITE DEVELOPMENT PLAN

Item 3.

## DEVELOPMENT COMMITTEE

FINAL PLAT  
FP-2324-1

DATE:  
August 3, 2023----

### STAFF REPORT

**ITEM:** Consideration of a Final Plat for UNIVERSITY NORTH PARK ADDITION SECTION XI, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Generally located at the southeast corner of the intersection of 24<sup>th</sup> Avenue N.W. and Legacy Park Drive.

**INFORMATION:**

1. Owners. University Town Center, L.L.C.
2. Developer. University Town Center, L.L.C.
3. Engineer. Kimley-Horn.

**HISTORY:**

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
3. 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 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. 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.
6. 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 and A-2 zoning classification.

7. 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.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. 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.
10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development Narrative.
11. 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.
12. 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.
13. October 24, 2006. City Council postponed indefinitely the revised Preliminary Plat for University North Park Addition, a Planned Unit Development.
14. 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.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve the proposed north lot.
4. Sidewalks. There is an existing Legacy Trail sidewalk adjacent to 24<sup>th</sup> Avenue N.W. and a sidewalk adjacent to Legacy Trail Drive. The developer proposes a sidewalk adjacent to the existing private drive.

5. Storm Sewers. Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. An off plat privately-maintained detention pond will be utilized.
6. Streets. Twenty-fourth Avenue N.W. paving is existing. Legacy Park Drive is existing with angle parking on both sides of Legacy Park Drive. There is an existing private drive east of 24<sup>th</sup> Avenue N.W. and south of Legacy Park Drive.
7. Water Mains. Water mains are existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, final site development plan and final plat are attached.

**STAFF COMMENTS AND RECOMMENDATION:** The engineer for the developer has requested the Development Committee review and approve the program of public improvements, final site development plan and final plat for University North Park Addition, Section XI, a Planned Unit Development and submit them to City Council for consideration.

This property consists of 2.12 acres and two (2) lots. The proposed use will be restaurants and/or retail.

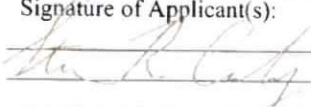
APPLICATION FOR  
DEVELOPMENT COMMITTEE  
ACTION

Date: June 26, 2023

Part I: To be Completed by Applicant:

1. Applicant(s):  
Steven R. Cooksey, P.E.  
Kimley-Horn on behalf of University Town Center, LLC  


---

 Signature of Applicant(s):  
  


---

 Telephone Number and Address:  
405-241-5426  
4727 Gaillardia Parkway, Suite 250  
Oklahoma City, OK 73142
2. Project Name and Legal Description:  
University North Park, Section XI, a Planned Unit Development  


---
3. Action Request of Development Committee:  
Request the Development Committee approve the program of public improvements, final site development plan, and final plat, and submit to City Council for consideration.  


---

Part II: To Be Completed by Development Committee:

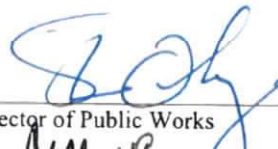
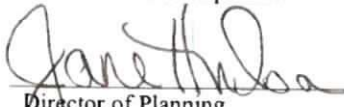
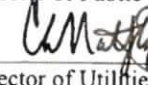
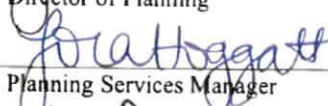
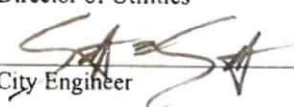
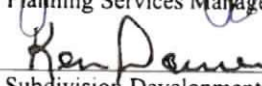
Development Committee Met on: August 3, 2023

Development Committee Findings:

The engineer for the owner has requested the Development Committee approve the program of public improvements, final site development plan and final plat and submit the final site development plan and final plat to City Council for consideration. The public improvements consist of sanitary sewer, drainage and sidewalks.

Development Committee Recommendations:

Recommend the City Council approve the final site development plan and final plat for University North Park Addition, Section XI, a Planned Unit Development.

		Record of Acceptance:					
		Yes	No	Yes	No		
	Director of Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Director of Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Director of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Planning Services Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	City Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Subdivision Development Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**ITEM:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XI, A PLANNED UNIT DEVELOPMENT AND THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN.

**LOCATION:** Generally located at the southeast corner of the intersection of 24<sup>th</sup> Avenue N.W. and Legacy Park Drive

**INFORMATION:**

- 1. Owner. University Town Center, L.L.C.
- 2. Developer. University Town Center, L.L.C.
- 3. Engineer. Kimley-Horn.

**HISTORY:**

- 1. Refer to the Norman Development Committee Staff Report, August 22, 2023.
- 2. August 3, 2023. The Norman Development Committee reviewed and approved the program of improvements, final site development plan and final plat for University North Park Addition, Section XX, a Planned Unit Development and submit it to City Council for consideration.

**IMPROVEMENT PROGRAM:**

- 1. Refer to the Norman Development Committee Staff Report, August 3, 2022.

**PUBLIC DEDICATIONS:**

- 2. Refer to the Norman Development Committee Staff Report, August 3, 2022.

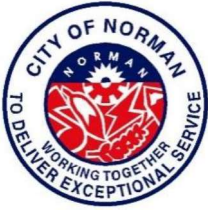
**SUPPLEMENTAL MATERIAL:** Copies of an advisory memorandum, location map, preliminary plat, final site development plan, final plat, Staff Report recommending approval and Development Committee form are included in the Agenda Book.

**ACTION NEEDED:** Motion to approve or reject the final site development plan and final plat; and, if approved, accept the public dedications contained within the final plat; and direct the filing of the final site development plan and final plat and authorize the Mayor to sign the final plat subject to completion and the City Development Committee’s acceptance of the public improvements or securing the public improvements through the concurrent construction process.

**ACTION TAKEN:** \_\_\_\_\_

**File Attachments for Item:**

15. CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XXI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24<sup>TH</sup> AVENUE NW AND ROCK CREEK ROAD).



## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 8/22/2023

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF AUTHORIZATION, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK, SECTION XXI (A PLANNED UNIT DEVELOPMENT). (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 24<sup>TH</sup> AVENUE NW AND ROCK CREEK ROAD).

### **BACKGROUND:**

This item is a final plat for University North Park Addition, Section XXI, a Planned Unit Development, and is located at the southeast corner of the intersection of 24<sup>th</sup> Avenue N.W. and Rock Creek Road. This property consists of 6.24 acres and six (6) lots. The proposed use will be restaurants and/or retail. The Norman Development Committee, at its meeting of August 3, 2023, reviewed and approved the program of public improvements, final site development plan and final plat for University North Park Addition, Section XXI, a Planned Unit Development and submitted to City Council for consideration.

### **DISCUSSION:**

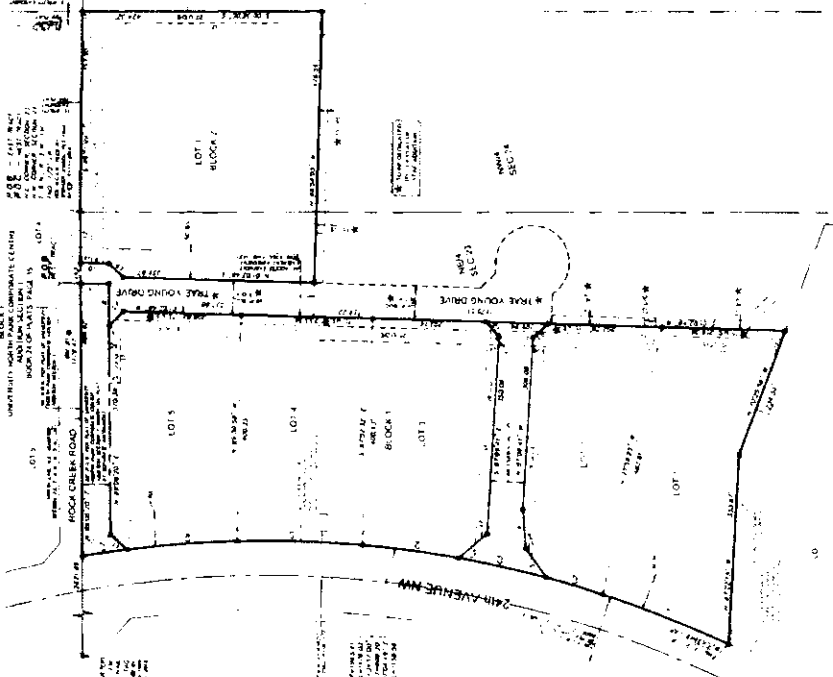
The public improvements required of this plat consist of water mains with fire hydrants. Sanitary sewer main will be extended to serve the lots. Storm water will be conveyed to an off plat existing privately maintained detention facility through an underground system. Trae Young Drive will be constructed to City paving standards. Twenty-fourth Avenue N.W. and Rock Creek Road paving is existing. Sidewalks will be constructed adjacent to Trae Young Drive. Sidewalks are existing adjacent to 24<sup>th</sup> Avenue N.W. and Rock Creek Road.

The developer may submit a concurrent construction request to the Norman Development Committee in the near future.

### **RECOMMENDATION:**

Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding of the public improvements through the concurrent construction process.

**FINAL PLAT OF  
UNIVERSITY NORTH PARK SECTION XXI**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE NORTHEAST QUARTER OF SECTION 23 AND  
A PART OF THE NORTHWEST QUARTER OF SECTION 24  
TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN  
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



On behalf of the Applicant, I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
 [Signature]

\_\_\_\_\_  
 [Signature]

Lot No.	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	0.0238	1,030	1,030	1,030
2	0.0238	1,030	1,030	1,030
3	0.0238	1,030	1,030	1,030
4	0.0238	1,030	1,030	1,030
5	0.0238	1,030	1,030	1,030
6	0.0238	1,030	1,030	1,030
7	0.0238	1,030	1,030	1,030
8	0.0238	1,030	1,030	1,030
9	0.0238	1,030	1,030	1,030
10	0.0238	1,030	1,030	1,030
11	0.0238	1,030	1,030	1,030
12	0.0238	1,030	1,030	1,030
13	0.0238	1,030	1,030	1,030
14	0.0238	1,030	1,030	1,030

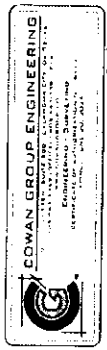
**LEGEND**

- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- UDDE - Utility-Drainage Easement
- UL - Utility Line
- ULC - Utility Easement
- R.O.W. - Right of Way

**GRAPHIC SCALE**

1" = 100'

1" = 200'

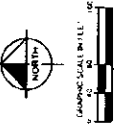


**COWAN GROUP ENGINEERING, INC.**  
 ENGINEERS & SURVEYORS  
 1000 NORTH UNIVERSITY AVENUE, SUITE 100  
 NORMAN, OKLAHOMA 73069  
 (405) 833-1111  
 www.cowaneng.com

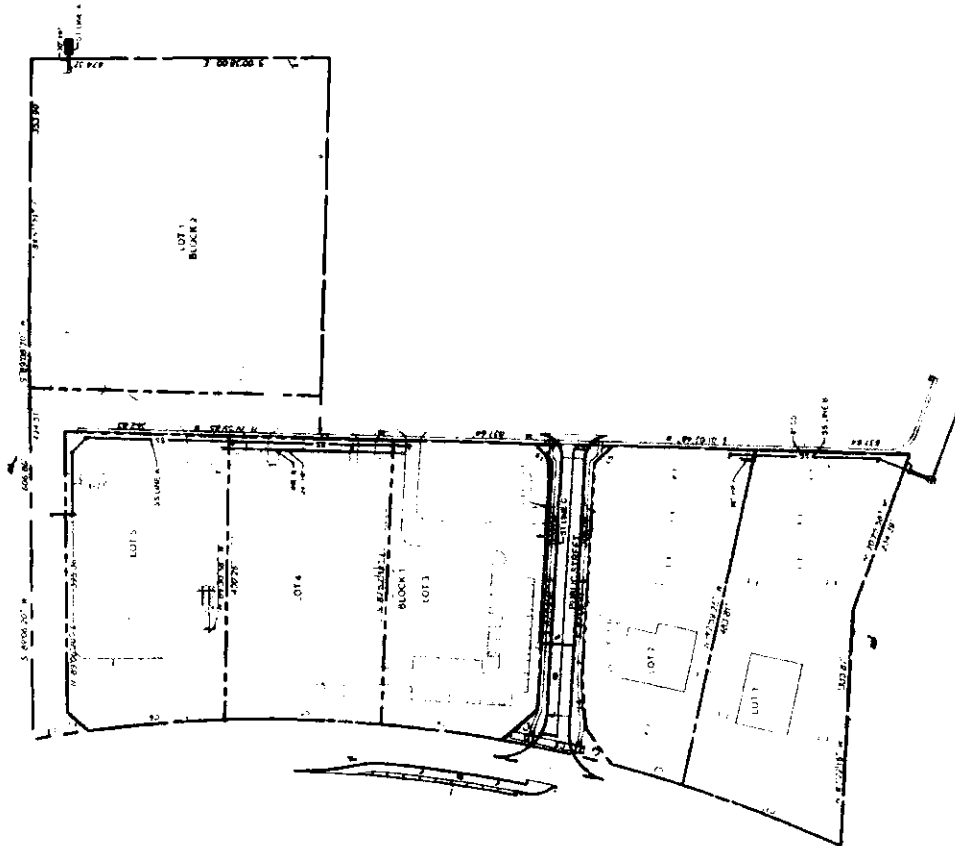
DATE PROJECT  
 05/11/2013  
 SHEET  
 01 OF 01  
 SCALE AS SHOWN  
 DRAWN BY  
 J. H. HARRIS  
 CHECKED BY  
 J. H. HARRIS  
 DATE  
 05/11/2013  
 PROJECT  
 UNIVERSITY NORTH PARK SECTION XXI

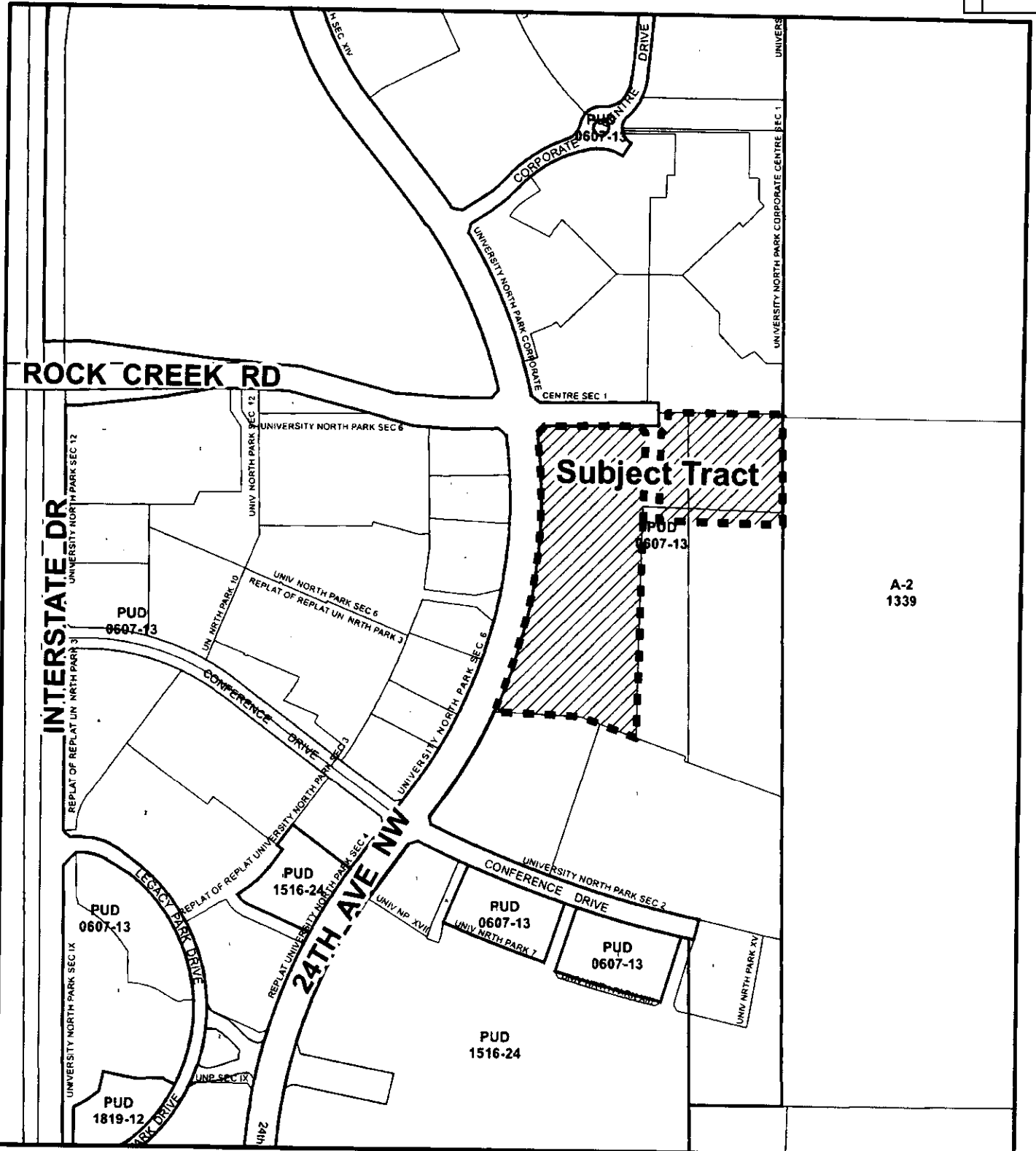


KIMLEY-HORN AND ASSOCIATES, INC.  
 11700 SOUTHWEST PARKWAY NORTH, SUITE 200  
 OKLAHOMA CITY, OKLAHOMA 73154  
 PHONE (405) 751-8800  
 WWW.KIMLEY-HORN.COM



**FINAL SITE DEVELOPMENT PLAN**  
**UNIVERSITY NORTH PARK SECTION XXI**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

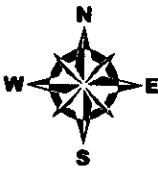




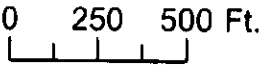
# Location Map



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.



August 1, 2023

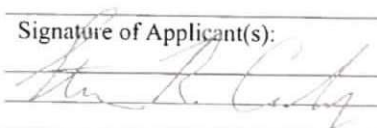


- Subject Tract
- Zoning

APPLICATION FOR  
DEVELOPMENT COMMITTEE  
ACTION

Date: June 26, 2023

Part I: To be Completed by Applicant:

1. Applicant(s):  
Steven R. Cooksey, P.E.  
Kimley-Horn on behalf of University Town Center, LLC
- Signature of Applicant(s):  

- Telephone Number and Address:  
405-241-5426  
4727 Gaillardia Parkway, Suite 250  
Oklahoma City, OK 73142
2. Project Name and Legal Description:  
University North Park, Section XXI, a Planned Unit Development
3. Action Request of Development Committee:  
Request the Development Committee approve the program of public improvements, final site development plan, and final plat, and submit to City Council for consideration.

Part II: To Be Completed by Development Committee:

Development Committee Met on: August 3, 2023

Development Committee Findings:

The engineer for the owner has requested the Development Committee approve the program of public improvements, final site development plan and final plat and submit the final site development plan and final plat to City Council for consideration.

Development Committee Recommendations:

Recommend City Council approve the final site development plan and final plat for University North Park Addition, Section XXI, a Planned Unit Development.

		Record of Acceptance:			
		Yes	No	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Director of Public Works			Director of Planning		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Director of Utilities			Planning Services Manager		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
City Engineer			Subdivision Development Manager		

**ITEM:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR UNIVERSITY NORTH PARK ADDITION, SECTION XXI, A PLANNED UNIT DEVELOPMENT AND THE ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN.

**LOCATION:** Generally located at the southeast corner of the intersection of 24<sup>th</sup> Avenue N.W. and Rock Creek Road.

**INFORMATION:**

- 1. Owner. University Town Center, L.L.C.
- 2. Developer. University Town Center, L.L.C.
- 3. Engineer. Kimley-Horn.

**HISTORY:**

- 1. Refer to the Norman Development Committee Staff Report, August 3, 2023.
- 2. August 3, 2023. The Norman Development Committee reviewed and approved the program of improvements, final site development plan and final plat for University North Park Addition, Section XXI, a Planned Unit Development and submit it to City Council for consideration.

**IMPROVEMENT PROGRAM:**

- 1. Refer to the Norman Development Committee Staff Report, August 3, 2022.

**PUBLIC DEDICATIONS:**

- 2. Refer to the Norman Development Committee Staff Report, August 3, 2022.

**SUPPLEMENTAL MATERIAL:** Copies of an advisory memorandum, location map, , final site development plan, final plat, Staff Report recommending approval and Development Committee form are included in the Agenda Book.

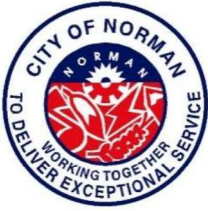
**ACTION NEEDED:** Motion to approve or reject the final site development plan and final plat; and, if approved, accept the public dedications contained within the final plat; and direct the filing of the final site development plan and final plat and authorize the Mayor to sign the final plat subject to completion and the City Development Committee’s acceptance of the public improvements or securing the public improvements through the concurrent construction process.

**ACTION TAKEN:** \_\_\_\_\_



**File Attachments for Item:**

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RATIFICATION OF SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT NUMBER TWO ANNUAL REPORT FOR THE PERIOD JANUARY 1, 2022 TO JUNE 30, 2023.



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 09/12/2023

**REQUESTER:** Clint Mercer, Chief Accountant

**PRESENTER:** Anthony Francisco, Finance Director

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF RATIFICATION OF SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT NUMBER TWO ANNUAL REPORT FOR THE PERIOD JANUARY 1, 2022 TO JUNE 30, 2023.

---

### **BACKGROUND:**

On April 10, 2007, the City Council approved Resolution R-0607-95 establishing a Development Oversight Committee for Tax Increment Finance (TIF) District Number Two. The purpose of this University North Park (UNP) TIF Oversight Committee is to “oversee the implementation of the Project Plan (Ordinance O-0506-66) on behalf of the City Council by making recommendations regarding (1) use of revenues and expenditures other than traffic, roadway and utility improvements; (2) material modifications of the Project Plan; and (3) material changes in the Design Guidelines.” The Oversight Committee is also directed by the UNP TIF Master Operating and Development Agreement (Contract K-0607-44) “prior to any authorization for expenditures by the City for costs other than initial Project Activity Costs to evaluate whether the proposed expenditures are consistent with the Project Plan and shall report its determination to the City Council.”

### **DISCUSSION:**

The UNP TIF Oversight Committee met periodically throughout the period January 1, 2022, to June 30, 2023, and reviewed Council actions related to the expenditure of the authorized funds. An Annual Report for this period is presented for Council acceptance.

### **RECOMMENDATION:**

It is recommended that the Council accept the UNP TIF Oversight Committee’s Annual Report for the period January 1, 2022 to June 30, 2023.

**THE CITY OF NORMAN  
TIF #2 OVERSIGHT COMMITTEE  
(UNIVERSITY NORTH PARK TIF)  
ANNUAL REPORT  
FOR THE PERIOD JANUARY 1, 2022-JUNE 30, 2023**

The City of Norman Tax Increment Finance District (TIF) Number Two Oversight Committee (University North Park TIF) (“Oversight Committee”) was established by the City Council on April 10, 2007 to “oversee the implementation of the Project Plan on behalf of the City Council...shall make recommendations on (1) the use of revenues and expenditures other than traffic, roadway, and utility improvements; (2) material modifications of the master plan; and (3) material changes in the design guidelines.” There are nine committee members, with terms expiring as follows:

- Kaimee Kellis, April 10, 2024
- Rob Norman, April 10, 2024
- Brenda Burkett, April 10, 2024
- Dr. Nick Migliorino, April 10, 2024
- William Wilson, April 10, 2025
- Kurt Lee, April 10, 2025
- Adrian Francisco, April 10, 2026
- Greg Burge, April 10, 2026
- Vacant, April 10, 2026

The Oversight Committee will continue in existence until the Project Plan has been determined to be completed.

The Project Plan (adopted May 23, 2006; Ordinance O-0506-66), as amended (August 26, 2008; Ordinance O-0809-8 and November 26, 2019; Ordinance O-1920-24), establishes these project categories and estimated costs:

1. Traffic and Roadway Improvement Costs	5,024,394
2. Legacy Park Costs	250,000
3. Recreation Facilities Costs	5,154,762
4. Town Center Costs	5,000,000
5. Economic Development Costs	1,425,000
6. Miscellaneous Costs	125,000
<b>Total Project Costs</b>	<b>16,979,156</b>

The Oversight Committee has been reviewing documents and meeting since May 2007. The Oversight Committee met on January 22, February 15, May 17, July 19, September 21 and November 15, 2022; January 17, March 21, and May 18, 2023. Significant items discussed and reviewed over the reporting period include the following:

### **Architectural Review Board (ARB)**

The Oversight Committee received an update from Rick McKinney regarding their review process. The walkability, reverse angle parking, bench seating and waste receptacle availability have been reviewed by the ARB including the layout and design of Legacy Village.

### **Norman Public School's (NPS) Aviation Program**

The Oversight Committee received an update on NPS' aviation program from Brenda Burkett in March 2023. At that point in time it was too soon to release any specific or firm details but initial meetings are still taking place.

### **Young Family Athletic Center**

The Oversight Committee received several updates on the new indoor multi-sport and aquatic center to be named the Young Family Athletic Center. The Oversight Committee toured the facility in May 2023 and is projected to open in early 2024. Negotiations with Santa Fe Family Life Center to operate the facility have broken down and the City of Norman plans to operate the facility.

### **Area Project**

The Oversight Committee received an update regarding a feasibility study of an area in the UNP area. It was noted that City Council would have to approve any decision to use potentially \$5 million in incentive funds for this project.

### **Retail Development Update**

The Oversight Committee received an update from Mr. Brad Goodwin with Sooner Investments regarding retail development. He noted that retail interest is improving and that many projects for the area are being negotiated. There are two new buildings with new business and talks continue with a few big box stores for Area 5 next to Crest as well as talks with a new national entertainment company.

The Oversight Committee also received an update from Ron Collett with Collett Inc. (property development company). He discussed the on-going clearing of Area 5 with the intent to make this area more desirable for development while also making Crest more visible from 24<sup>th</sup> Ave N.W.

### **Incentive Request**

The Oversight Committee received several updates regarding a request from the developer for roughly \$3 million in incentive money. This request was denied by the City Manager and discussion continue between the parties.

### **Road Projects**

Road improvements and Robinson and Crossroads was finished during the reporting period. The Oversight Committee received several updates during the year. Also, updates were received on the Tecumseh Road-Flood to 24<sup>th</sup> Avenue NW project.

### **Financial Updates**

During each meeting, the Oversight Committee received updates on TIF District activities as they developed during the past reporting period. Attached to this report is financial information comparing the original projections of the Developer to the actual revenues.

### **Summary**

Summarized information on collections and expenditures from the UNP TIF are attached.

**Norman TIF District No. 2  
(University North Park Project)  
Comparison of Projected with Actual Ad Valorem Tax Receipts  
FINAL**

*Year construction was completed	Calendar Year payments received	Ad valorem generated in the TIF		
		Projected in 2006	Actual	Variance
2006	2008	\$288,842	\$174,584	(\$114,258)
2007	2009	\$818,899	\$590,230	(\$228,669)
2008	2010	\$843,466	\$1,356,392	\$512,926
2009	2011	\$868,770	\$1,567,358	\$698,588
2010	2012	\$1,621,408	\$1,540,824	(\$80,584)
2011	2013	\$1,670,050	\$1,910,428	\$240,378
2012	2014	\$2,094,419	\$2,063,744	(\$30,675)
2013	2015	\$2,951,200	\$2,372,138	(\$579,062)
2014	2016	\$3,509,324	\$2,281,824	(\$1,227,500)
2015	2017	\$3,614,604	\$2,869,382	(\$745,222)
2016	2018	\$5,077,370	\$3,199,689	(\$1,877,681)
2017	2019	\$5,308,944	\$3,379,382	(\$1,929,562)
2018	2020**	<u>\$5,468,212</u>	<u>\$3,339,367</u>	<u>(\$2,128,845)</u>
<b>Total thru 2018</b>		<b>\$34,135,508</b>	<b>\$26,645,342</b>	<b>(\$7,490,166)</b>
2019		\$5,632,259		
2020		\$5,952,613		
2021		\$6,131,191		
2022		\$6,315,127		
2023		\$6,670,005		
2024		\$6,870,105		
2025		\$7,176,603		
2026		\$7,740,323		
2027		\$7,972,532		
2028		\$8,211,708		
2029		\$8,458,059		
2030		<u>\$8,711,801</u>		
<b>Total of all years projected</b>		<b>\$130,754,990</b>		

\*Taxes assessed the following year after completion (2006 in 2007) and received by City in subsequent subsequent year after assessment (2006 in 2008)

\*\* As of 6/30/2021

**Norman TIF District No. 2  
(University North Park Project)  
Comparison of Projected with Actual Sales Tax Receipts  
FINAL**

	<b>Sales tax generated in the TIF</b>	Gross Sales Tax from TIF	Variance of 2006 projections to Gross Actual	Transfer Adjustment	Total Incremental Sales Tax
	Projected in 2006	Actual		Actual	Actual
2006	\$830,207	\$635,198	(\$195,009)	\$347,035	\$288,163
2007	\$3,135,252	\$2,163,673	(\$971,579)	\$859,054	\$1,304,619
2008	\$3,229,310	\$3,496,022	\$266,712	\$921,480	\$2,574,542
2009	\$3,326,189	\$4,509,771	\$1,183,582	\$1,041,248	\$3,468,523
2010	\$5,917,544	\$5,571,570	(\$345,974)	\$1,264,471	\$4,307,099
2011	\$6,095,070	\$5,829,468	(\$265,602)	\$1,222,260	\$4,607,208
2012	\$6,277,923	\$6,311,986	\$34,063	\$1,104,767	\$5,207,219
2013	\$9,188,865	\$7,114,148	(\$2,074,717)	\$1,136,943	\$5,977,205
2014	\$9,464,531	\$8,973,191	(\$491,340)	\$946,703	\$8,026,488
2015	\$9,748,467	\$9,329,808	(\$418,659)	\$909,297	\$8,420,511
2016	\$13,015,985	\$10,279,622	(\$2,736,363)	\$1,085,206	\$9,194,416
2017	\$13,406,465	\$10,673,201	(\$2,733,264)	\$990,870	\$9,682,331
2018	\$13,808,658	\$11,003,941	(\$2,804,717)	\$1,054,555	\$9,949,386
2019	\$14,222,918	\$11,209,716	(\$3,013,202)	\$1,236,712	\$9,973,004
2020	\$14,649,606	\$3,023,403	\$11,626,203	\$337,424	\$2,685,979
<b>Total thru 2020</b>	<b>\$126,316,990</b>	<b>\$100,124,718</b>	<b>-\$2,939,866</b>	<b>\$14,458,025</b>	<b>\$85,666,693</b>
2021	\$15,089,094				
2022	\$15,541,767				
2023	\$16,008,020				
2024	\$16,488,260				
2025	\$16,982,908				
2026	\$17,492,395				
2027	\$18,017,167				
2028	\$18,557,682				
2029	\$19,114,413				
2030	\$19,687,845				
<b>Total of all years projected</b>	<b>\$341,977,723</b>				

UNIVERSITY NORTH PARK  
 TAX INCREMENT FINANCE DISTRICT  
 EXPENDITURE SUMMARY VS. REVISED PROJECT PLAN BUDGET  
 As Of June 30, 2023

Expenditure Category	BUDGET	FYE 2020	FYE 2021	FYE 2022	FYE 2023	TOTAL	BALANCE
Traffic/Road Improvement Costs	\$ 5,024,394	-	1,451,614	48,472	3,889	1,503,955	\$ 3,520,439
Legacy Park Costs	\$ 290,000	225,000	-	-	5,025	230,025	19,975
Recreation Facilities Costs	\$ 5,154,762	-	4,776,381	378,381	-	5,154,762	-
Town Center Costs	\$ 5,000,000	-	-	-	-	-	5,000,000
Economic Development Costs	\$ 1,425,000	49,021	61,736	94,776	91,240	296,773	1,128,227
Miscellaneous Costs	\$ 125,000	62,840	11,485	3,678	4,610	82,613	42,387
<b>TOTAL</b>	<b>\$ 16,979,156</b>	<b>\$ 336,861</b>	<b>\$ 6,301,216</b>	<b>\$ 525,307</b>	<b>\$ 104,744</b>	<b>\$ 7,268,128</b>	<b>\$ 9,711,028</b>





For more information, visit [www.TeamNorman.us](http://www.TeamNorman.us) or email [Info@TeamNorman.us](mailto:Info@TeamNorman.us)

## Team Norman Lays Out Billion-Dollar Plan for New Entertainment District

NORMAN – Sept. 6, 2023 – A broad and diverse coalition of Norman leaders have unveiled plans for a billion-dollar development that includes a venue for major entertainment and sporting events as well as retail shops, restaurants, bars, offices, a hotel and housing for thousands.

The Norman Economic Development Coalition (NEDC) has joined with the University of Oklahoma, the City of Norman, Cleveland County, the Norman Chamber, VisitNorman and the Norman business community to create a proposal that could transform the city. The coalition will work on this proposal in a collaborative fashion with local governmental leaders through the normal approval process.

“It is rare to have such a collaborative effort to produce a master plan, combining resources and assets to create a unique mixed-use development unlike any in Oklahoma – or the nation, for that matter,” said NEDC President Lawrence McKinney. “Once developed, this entertainment district will be a focal point for all of Central Oklahoma.”

In today’s announcement, officials outlined the comprehensive development that is planned at Rock Creek Road and 24<sup>th</sup> Ave. NW. McKinney was joined by University of Oklahoma President Joseph Harroz Jr., Norman Mayor Larry Heikkila, Cleveland County Commissioner Rod Cleveland, Norman Chamber President Scott Martin, and VisitNorman President Dan Schemm.

The proposed development will include a multi-purpose performance venue designed to host many different types of events from concerts and shows to OU basketball games and women’s gymnastics competitions. Adjacent to the performance venue will be an outdoor plaza and a burgeoning, job-creating entertainment district with everything necessary to ensure a premium entertainment experience.

Harroz said the district is exactly what Norman has needed for a long time, and it is exciting for the university to be the district’s first anchor tenant.

“OU is proud to be a part of this broad coalition of leaders who are coming together to help grow the Norman economy and provide new opportunities for local residents,” said Harroz. “This new district will be the perfect complement to Campus Corner and historic Downtown Norman. These enhancements will elevate our community’s unique entertainment options and improve the quality of life for residents of Norman and the broader region.”

To ensure a successful mixed-use development, the plan features a strong focus on density, diversity and walkability through multi-family and single-family housing, allowing thousands of residents to live within walking distance of shopping, entertainment, social gatherings and jobs.

Norman Mayor Heikkila called the entertainment district a pivotal development in Norman’s continuing effort toward economic growth and quality of life.

TEAM NORMAN

“Our citizens have made it clear that quality of life is important to them, and in fact, quality of life is essential for any healthy community, so we are delighted at the prospect of creating a new district that will build on the great assets we already have in Norman,” he said.

With respect to Norman’s role as the world leader in weather research and prediction, the proposed development plan also includes the potential development of a weather museum experience, bringing the exciting world of weather to thousands of visitors annually. In addition, the proposal includes potential airport access from the west side of Max Westheimer Airport, pending the outcome of an ongoing feasibility study.

Approximately 80% of the plan’s \$1 billion cost would be paid through private investment. The remaining 20% would be paid through public sources. None of the funds would come from the city or county general funds.

Cleveland County Commissioner Rod Cleveland called the project a positive step forward for Norman.

“I am incredibly excited about the proposed entertainment district. The collaboration and commitment between the private and public sectors is unprecedented and is the catalyst for our future,” Cleveland said.

Norman is well known for innovation and bold ideas, and this development is another recipe for success, said Norman Chamber President Martin.

“This mixed-use entertainment district will be one of a kind in Oklahoma, and it will further elevate our reputation as the place to live, work, and play,” he said. “The proposed development is also located next to the state’s most visited shopping district and will further enhance economic development and job creation in Norman.”

This proposed development is an opportunity for Norman to continue its long legacy as home to the University of Oklahoma and a showpiece for our state, said VisitNorman President Schemm.

“As OU enters the Southeastern Conference, VisitNorman is committed to ensuring that the welcome mat is out for visiting teams and their fans,” he said. “This is a top-notch development offering all the ingredients for a fun and inviting experience our guests will remember for years to come.”

For more information, go to [teamnorman.us](http://teamnorman.us) or scan the QR code below.





## Fact Sheet and Frequently Asked Questions

**Broad and Diverse Coalition Committed to the Norman Community.** Team Norman, a broad and diverse coalition of organizations, has aligned to work in a collaborative fashion with Norman and Cleveland County governmental leaders to help create new jobs, drive economic growth, and bring significant benefits to Norman citizens and the entire metro OKC region.

**The Proposed Development.** The coalition – which includes the City of Norman, Cleveland County, the University of Oklahoma, the Norman Economic Development Coalition (NEDC), the Norman Chamber, VisitNorman, and many others – is proposing a \$1 billion business and entertainment district, and housing development. The project's boundaries are Interstate 35, W Rock Creek Road, Max Westheimer Airport, and W Tecumseh Road.



*The blue colored area represents the land proposed for development by Team Norman.*

**Exciting Benefits and New Jobs for the Norman Community.** The new projects within the master proposal would include many different facets that are designed to benefit Norman and the region. The development would include a new multi-purpose performance venue, restaurants, retail shopping, offices, housing, and other quality-of-life amenities that would make Norman a regional destination. The venue would host many different types of events from concerts and shows to OU basketball games and women's gymnastics competitions.



**Commitment to Livability and Housing.** Team Norman is committed to ensuring a successful mixed-use development through a strong focus on appropriate density, diversity, and walkability. The development would include multi-family and single-family housing, allowing thousands of residents to live within walking distance of shopping, entertainment, social gatherings, and jobs.

#### **Other Potential Components of the Proposed Business and Entertainment District:**

- Potential West Side Airport Access:** The new business and entertainment district would drive interest and a significant increase in visitors to Norman and the broader region. Because of this increased interest, the NEDC is proposing additional airport access to the district and the Young Family Athletic Center. A recent Max Westheimer Airport Master Plan proposal would allow the NEDC's west-side, "through the fence" property to be used for this purpose. A Team Norman feasibility study is underway to determine if this project is viable. If not, it will be removed from the concept plan. Because its viability is currently unknown, the financial implications and impacts are not included in the proposed \$1 billion proforma.
- Potential National Weather STEAM Education Interactive Experience and Museum:** Team Norman recently completed a feasibility study by Nashville-based D&G consultants. (The study will soon be available at: [www.TeamNorman.us/studies](http://www.TeamNorman.us/studies).) Known worldwide as one of the leading centers for weather research and prediction, Norman would be the ideal location for this proposed educational and interactive weather museum experience. The attraction would bring the exciting world of weather, as well as intensifying worldwide interest in climate change, to thousands of visitors annually. Local, state, and national fundraising for its \$115 million construction is expected to begin in the fourth quarter of 2023. Currently, its financial implications and impacts are not included in the proposed \$1 billion proforma.



## Frequently Asked Questions

### Where is the proposed district specifically located?

- The proposed business and entertainment district's boundaries are Interstate 35, W Rock Creek Road, Max Westheimer Airport, and W Tecumseh Road. Under the development plan, the district would include multiple facets intended to benefit the entire Norman community and region, beginning with a multi-purpose performance venue that would attract major entertainment and sporting events. The plan also includes a new hotel, restaurants, bars, retail shopping, offices, housing, and other quality-of-life amenities that would make Norman a regional destination point.

### How much will this development cost?

- The development will cost an estimated \$1 billion.

### Where will the money come from to pay for this development?

- The plan's cost will be covered through a combination of private and public funds. Approximately 80% of the plan's \$1 billion cost would be paid through private investment. The remaining 20% would be paid through public sources. None of the funds would come from the city or county general funds.

### What happens next?

- The Team Norman proposal must follow a process like every other proposed development in Norman. This comprehensive proposal to create new jobs and drive economic growth and prosperity must be reviewed publicly and approved by various stakeholders and governmental bodies, beginning with the Norman City Council and Cleveland County Board of Commissioners. We will continue to work with local leaders in a collaborative fashion to bring this project to reality, creating generational and synergistic opportunities for all of Norman.

### Hasn't this been tried before?



- No, it hasn't. This proposal of collaboration and alignment is the result of diligent efforts from a broad and diverse coalition of leaders within the Norman community. This unprecedented team effort involved the City of Norman, Cleveland County, the University of Oklahoma, the Norman Chamber, the Norman Economic Development Coalition, VisitNorman, and business leaders from across our community. This plan's expansive scope sets the project apart. Beyond the performance venue, and entertainment district, the vision for this development also includes a new national weather museum, increased west-side airport access, regional transit options, workforce housing solutions, mixed-use performance options, and hard financial commitments from a lead anchor tenant.

#### **How long will this development take to build?**

- Development of this project will take time, patience, teamwork, and collaboration between the coalition, local leaders, and citizens. While everyone wants to move quickly to bring new jobs and economic benefits to Norman and Cleveland County, it is important that we get this right – not get it fast. All parties will work together in a collaborative fashion to make this project a reality and begin construction as soon as possible.

#### **Who will use the multi-purpose performance venue?**

- Everyone! The multi-purpose venue would host everything from concerts and shows to University of Oklahoma women's gymnastics and Sooner basketball games, Although the university would be the facility's anchor tenant, current projections call for OU to use just 28% of its availability. The remaining 72% would be filled with major concerts, business expos, local graduations, shows, rodeos, and more.

#### **Who will own the multi-purpose performance venue?**

- Although the performance venue will be publicly owned, its operations will be administered by a professional venue management firm, similar to Oklahoma City's contract arrangement at the Paycom Center.

#### **What will its name be?**



- A formal name has not been decided.

### **How will the entertainment district benefit Norman financially?**

- Currently, the proposed site is mostly undeveloped space owned by the OU Foundation and the NEDC, which are both nonprofit organizations. Because this land is not developed, it does not generate property tax or sale tax revenue for the county, the schools, or the city. The proposed performance venue, retail shops, hotel, restaurants, bars, and other businesses would generate millions annually in property taxes and sales taxes for local governments and schools. If left as it is now, the property will not generate the income our schools and local governments need to address a host of educational, service and infrastructure needs within our community.

For more information, go to [teamnorman.us](http://teamnorman.us) or scan the QR code below.

