

1117 Trout Avenue  
Norman, OK 73069

November 25, 2014

City of Norman  
Planning & Development  
c/o City Clerk  
201-A West Gray  
Norman, OK 73070

RE: Elsey Partners Request for Norman 2025 Land Use and Transportation Plan Amendment and Rezoning

Dear MEMBERS OF THE CITY OF NORMAN PLANNING DEPARTMENT AND MEMBERS OF THE CITY OF NORMAN PLANNING COMMISSION:

As one of seven owners whose properties fronting on Trout Avenue would be directly adjacent to the western edge of the proposed Page Circle apartment building(s), I protest the amendment and rezoning request and the Planned Unit Development which was presented by Elsey Partners at the pre-development discussion on September 25.

Beyond the overall change in the character of the neighborhood, there are a number of specific reasons why I find the proposed development unpalatable from both a personal and civic point of view:

1. Increased traffic: With only one way to enter and exit the parking garage, Page Street is bound to be overwhelmed. The outlets from Page onto Trout and Jenkins, and from Trout to Boyd and Brooks will also be challenged by the added number of cars exiting the neighborhood. Future University of Oklahoma development on the campus's east side also will be likely to add to the number of vehicles in the vicinity.
2. Drainage concerns: Elsey Partners indicated that the project would include underground storm water detention beneath the parking garage. The proximity of the garage to Bishop Creek and the lack of any significant green space in the development are worrisome.
3. Loss of vegetation and sunlight: A 70-foot building façade less than 25 feet from my east fence line would in no way be welcomed. A number of large old trees would be removed by the development.
4. Isolation of Trout Avenue homes: Home owners in the neighborhood have recognized that development is inevitable, with the general expectation that it would come from the University side. This proposed development would strand and isolate the Trout Avenue properties and preclude potentially more suitable development of the limited area between Trout and Bishop Creek.
5. Poor design: The preliminary design and the illustrative Stillwater project that were presented at the September 25 meeting are aesthetically lacking in many ways – the site is too small to accommodate the number of proposed units, resulting in a crowded design with no landscaping at the margins. In my opinion, the buildings are stark and wholly unappealing.
6. Decreased affordable housing: The current affordable housing located on Page Circle is needed by the community, but is becoming a rarity in the University neighborhood.
7. Inland American Communities Acquisitions, L.L.C. request for 2025 Land Use and Transportation Plan amendment and for rezoning: If both proposed projects should go forward, some of the above mentioned issues would be raised to yet a higher level of concern, and some additional issues are created. If both are implemented, the population in the combined 11 acres grows to approximately 2,000 people, which is extremely dense – probably the greatest concentration in the City of Norman.

When the two PUDs are presented and considered on December 11, I will appreciate your thoughtful consideration of these issues. Thank you.

Sincerely,



Kathleen Sandefer  
Resident and Property Owner, Ward 4

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON November 26, 2014

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1117 Trout Avenue  
Norman, OK 73069

September 26, 2014

City of Norman  
Planning & Development  
P. O. Box 370  
201-A West Gray  
Norman, OK 73070

RE: Elsey Partners Pre-development Application for Page Circle Apartment Complex

Dear MEMBERS OF THE CITY OF NORMAN PLANNING COMMISSION:

As one of the seven or eight owners whose properties on Trout Avenue would be directly adjacent to the western edge of the proposed Page Circle apartment building(s), I wish to formally protest the Planned Unit Development which was presented by the applicant at the pre-development discussion on September 25.

Beyond the overall change in the character of the neighborhood, there are a number of specific reasons why I find the proposed development unpalatable:

1. Increased traffic: With only one way to enter and exit the parking garage, Page Street is bound to be overwhelmed. The outlets onto Boyd, Jenkins and Brooks will also be challenged by the added number of cars exiting the neighborhood. Future University of Oklahoma development on the campus's east side also will be likely to add to the number of vehicles in the vicinity.
2. Drainage concerns: Elsey Partners indicated that the project would include underground storm water detention beneath the parking garage. The proximity of the garage to Bishop Creek and the lack of any significant green space in the development are worrisome.
3. Loss of vegetation and sunlight: A 70-foot building façade less than 25 feet from my east fence line would in no way be welcomed. A number of large old trees would be removed by the development.
4. Isolation of Trout Avenue homes: Home owners in the neighborhood have recognized that development is inevitable, with the general expectation that it would come from the University side. This proposed development would strand and isolate the Trout Avenue properties and preclude potentially more suitable development of the limited area between Trout and Bishop Creek.
5. Poor design: The presented design and the Stillwater project that was shown as an example are aesthetically lacking in many ways – the site is too small to accommodate the number of proposed units, resulting in a crowded design with no landscaping at the margins. In my opinion, the buildings are stark and wholly unappealing.

When the PUD is presented to the Planning Commission for recommendation, I will appreciate your thoughtful consideration of these issues. Thanks you.

Sincerely,



Kathleen Sandefer  
Resident and Property Owner, Ward 4

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON Sept 29, 2014

Angela Atkins  
1115 Trout Avenue  
Norman, OK 73069  
November 7, 2014

Dear Planning Commission:

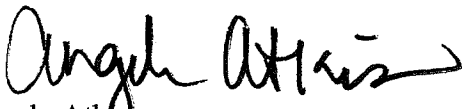
My family lives at 1115 Trout Avenue. Previously I wrote to you regarding the proposed redevelopment of Page Circle. Since then we received the information about the redevelopment of Bishops Landing to the south of Page Circle and our home.

Based on information in the mailout, the Bishops Landing proposal seems a bit better designed. It allows for the flood plain, using a park to enhance that area. The apartment layout also seems a bit more human friendly, with more land around the units and some setback from the street. My concern for it is that many of the "pros" that they list--the nearby bus stop, proximity to campus, etc—are even more crucial to the lower income students and families who currently live at Bishops Landing. I am not sure how much the cost will increase with a newer property, but hate for those families and individuals to lose the benefits. Those who have a higher income typically do not use the bus (in this town), except for those who ride the Sooner Express to OKC.

My other concern is the impact should BOTH of these proposals go through. That is a HUGE number of people within a small area, with negligible street access in and out, especially when a train moves through blocking Boyd and Brooks. Given the current demographic shift in the past decades with a steady increase in baby boomers and retirees, I also fail to understand why we need this much more student focused apartment units, especially with the proposed new residential facilities at OU. Please address these proposals at the same time. If I had a vote, based on the designs I have seen to date, I would move forward with the Bishops Landing redevelopment (although 5 stories is a bit much) and NOT the Page Circle proposal.

Thank you for your time and thoughtful consideration of both of these redevelopment proposals.

Sincerely,

  
Angela Atkins

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON November 10, 2014

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Angela Atkins  
1115 Trout Avenue  
Norman, OK 73069  
September 16, 2014

Dear Norman Planning Commission:

My family received the notice about the proposed development near our house at 1115 Trout last week. We have lived in this location since 2001. After reviewing the information, I think this is a bad idea for several reasons. The largest reason is traffic flow. Page Street is a dead end residential street that feeds onto Trout, Jenkins, Boyd, and Brooks streets. Several OU parking lots now disperse through this area, making quite a traffic jam at the end of the work day, especially when there is a train. A property with such a significant number of residents, and with cars all exiting onto the end of Page Street, would create huge traffic problems. Even if the proposed development was down-sized, it would still be a traffic problem. Page Street is just not designed for that type of traffic. I am also not sure of OU plans for the property they have cleared along the rest of Page Street, but it will likely be parking and/or buildings also accessing Page Street (unless they remove the street entirely to encompass the whole area).

In addition, the scale of the proposed property is overwhelming for the existing neighborhood. According to the plan we received, the property directly abuts the alley and would essentially be a 4-story wall overshadowing our yard. There would be no setback like at Bishop's Landing. I appreciate that they are not including exterior balconies, but it is still a huge impact on the quality of the surrounding property. We would lose much of the sunlight we now enjoy in our backyard. The plan also does not seem to match up with the actual space available there, especially given the proposed parking garage at the east end. I have looked at the company's website, and while their facilities are attractive, the development seems to be an ill fit for this particular location.

I am also concerned about the environmental impact of the proposed construction. The plan would remove a significant number of trees and green space, adding pavement and increasing runoff into the creek (Bishop's Creek I believe). I do not even know if the developer is aware that there is a creek adjacent to (or perhaps underneath) their parking garage.

Finally, as the Director of Community Ministry at First Baptist Church, I am well aware of the need for affordable housing for lower income people in our community, without silo-ing them into substandard apartments. The current properties on Page Circle appear to be entry level housing with a yard and a great alternative for people struggling to make ends meet. Replacing these homes with more upscale apartments for college students and young professionals seems to be a step backward from the city's plans to create more affordable housing options for the community.

Thank you for your time and your careful consideration of the impact of the planned development. My husband or I plan to be at the pre-development discussion on September 25.

Sincerely,

  
Angela Atkins

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON Sept. 17, 2014

**Addendum - Comments on the Proposed Page Circle PUD** 31 October 2014

Paul Minnis and Patricia Gilman  
1129 Trout Ave.

**Background.** My wife and I both submitted protests to the proposed Page Circle PUD. However, shortly afterward another high-density development was proposed next to the Page Circle PUD. Therefore, additional comments are in order.

My wife and I have owned and lived at 1129 Trout Ave., the northeast corner of Page and Trout, since 1990. We currently are out of town and were unable to attend the Pre-Development meeting. In a formal objection, we strongly opposed the proposed development of Page Circle. Not only as a long-time resident of the area but also based on my six years on Norman's Planning Commission, I think it is ill-conceived and likely dangerous. Too many people (900) are packed into a small area (4.2 acres) with only one way in and out on a light residential street in a neighborhood that already has significant traffic to and from OU and that is regularly impacted by train traffic.

Zoning is about land use and includes consideration of surrounding areas. Although the Bishop's Landing proposal, which calls for 1100 residents in a 7.4 acre area, is far better than the Page Circle proposal, it impacts consideration of the Page Circle PUD as it exacerbates the issues with the Page Circle PUD.

We have two general comments. First, consider density if both the Page Circle and Bishop's Creek proposals are approved. The plans call for a combined 2,000 people (900 for Page Circle and about 1100 for Bishop's Creek). **This almost 2% of Norman's current population (2000 divided by 110,000 is 1.8%) in a very small area (11.6 acres).** This isn't just infilling; it's incramming. Second, this area has become a major parking and transportation hub for OU and Norman. The **current amount of vehicular traffic is already high.** In addition to cars, a major transit terminus is in the area, and one of Norman's busiest bike lanes is on Brooks. The attached aerial view of the neighborhood documents the high density of parking. The University of Oklahoma is actively acquiring property on Page and future development of this location could well increase traffic even more.

Tangential but not irrelevant is the question of maintaining affordable housing in Norman. The Page Circle PUD will demolish about 30 small homes, and the Bishop's Creek proposal will displace many poor people living in the current apartments.

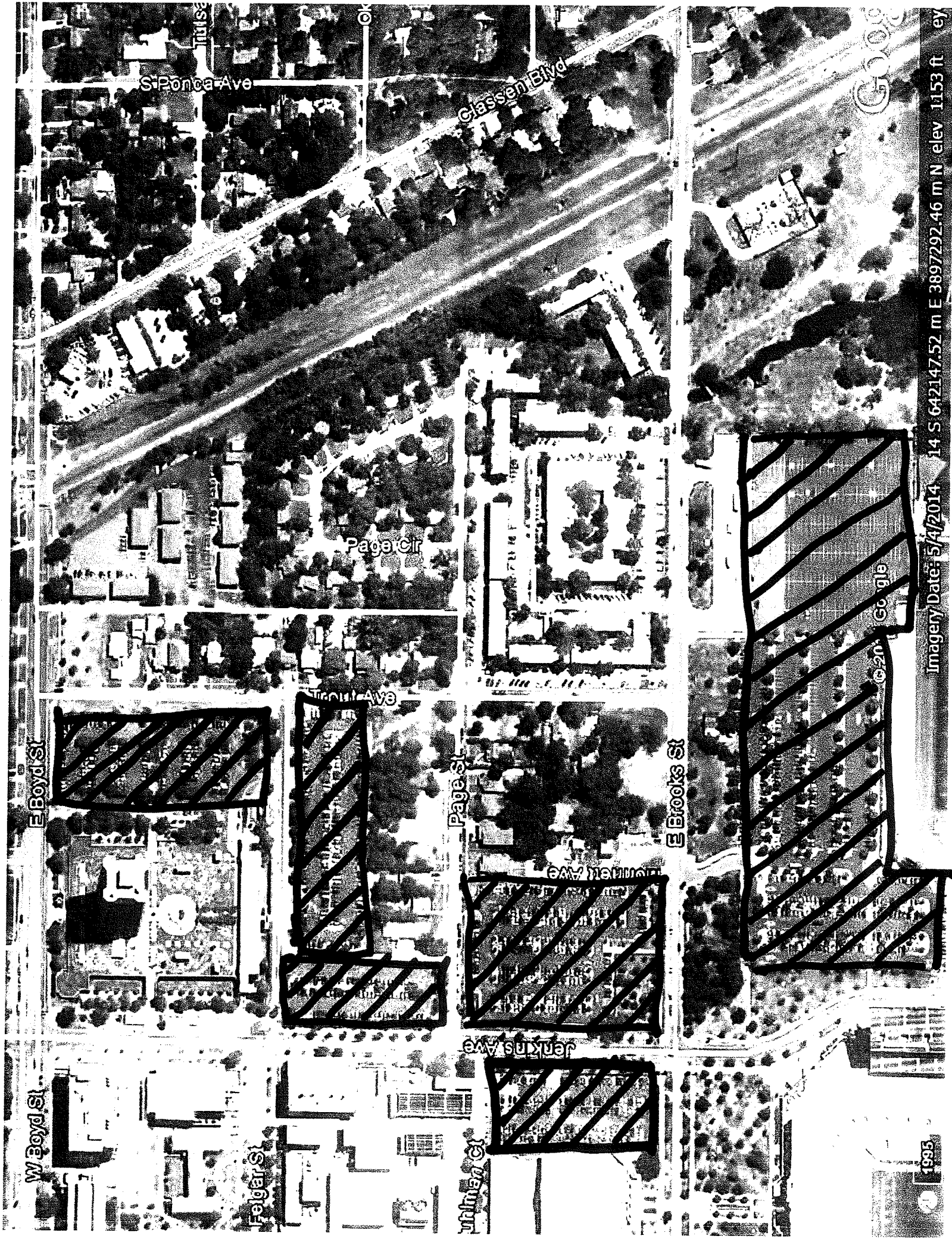
Respectfully,

*paul e. minnis*

paul minnis

*Patricia A. Gilman*

Patricia A. Gilman



FILED IN THE OFFICE  
OF THE CITY CLERK  
ON Sept. 18, 2014

September 18, 2014

Planning Department  
City of Norman

Dear Planning Department Members:

This is a formal protest to the proposed development on Page Circle. We have lived in Norman since 1981 and have owned and lived at 1129 Trout Avenue since 1990.

The proposed development for all of Page Circle (PD14-26) is a very bad idea. Our objections are not simply a NIMBY argument, although it would drastically affect our home, its value, and our living conditions. We have lived across the street from a three story apartment complex since we moved in, and this has not been a problem. The proposed development, however, would add over 900 people to our small neighborhood, and the increased traffic would result in massive congestion and would be a public safety issue. We are also concerned about drainage into Bishop Creek, which borders the proposed development to the east.

It is important to understand that our area has become a major parking locus for the university with many new parking lots, and so there is now significant traffic that far exceeds the residential base of the area. The university has also demolished about 12 houses within two blocks of our house over the past 18 months, and it has plans for a new building along Page between Trout and Jenkins. This will further increase use of the area.

The proposed development has only one access route – Page Street - which is a small street with no shoulders. Add over 900 cars using that street, and the traffic within our neighborhood will be chaos. Our neighborhood streets feed into Brooks, Boyd, and Jenkins, all of which are already major corridors for university traffic and which are regularly interrupted by trains. In addition, Brooks is a major pedestrian and bike route for OU students and also hosts a major city bus terminus. Traffic congestion here is often an issue, and adding 900 more cars would make it even worse.

The single access route is also a public safety issue. Given that the development is primarily for students, and each student is likely to own a car, will the proposed parking garage really hold over 900 cars? And if it does, how will all 900 cars get out of the complex in a timely manner during an emergency? A fire or weather issue in the complex would cause pandemonium (you know students would try to remove their cars), exacerbating the problems for first-responders. The "normal" traffic produced by 900 cars on the single street in and out of such a complex is also a concern.

Bishop Creek, which feeds into the Duck Pond, borders the proposed development on the east. The effluent from the parking areas for 900 cars would have a major impact on the water quality in the creek. Because of the proximity of the development to the creek, it is difficult to see how

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this could be mitigated. Furthermore, Bishop Creek flows through the Duck Pond, an important recreation park in central Norman.

We think that the proposed development is entirely inappropriate for Page Circle, and we have presented some of these reasons in support of this contention above. We appreciate your attention to this matter.

Thank you,

*Paul E. Minnis*

Paul E. Minnis  
405-323-1815

*Patricia A. Gilman*

Patricia A. Gilman  
405-436-0648



## Rone Tromble

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**From:** Minnis, Paul E. <minnis@ou.edu>  
**Sent:** Tuesday, September 16, 2014 9:57 AM  
**To:** Rone Tromble  
**Subject:** FW: Proposed Deelopment of Page Circle

Comments on a proposed development

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**From:** Minnis, Paul E.  
**Sent:** Saturday, September 13, 2014 2:16 PM  
**To:** [mayor@ci.norman.ok.us](mailto:mayor@ci.norman.ok.us); [ward4@ci.norman.ok.us](mailto:ward4@ci.norman.ok.us)  
**Subject:** Proposed Deelopment of Page Circle

Dear Mayor Rosenthal and Councilperson Jungman: My wife and I have lived in Norman since 1981 and have owned and lived in 1129 Trout Ave. since 1990 (We will be spending some of the year in Tucson but still maintain this house as our residence). Our neighborhood has slowly but surely being destroyed for OU parking and buildings. We understand this and have not formally complained; in fact, I don't believe that I have formally submitted an objection to any proposed development. (I made more than my share of snarky comments and "No" votes when I served on the Planning Commission for about six years.)

The proposed PUD development for all of Page Circle is a very bad idea. My objections are not simply a NIMBY argument, although it would drastically affect our home. We have lived across the street from a three story apartment complex since we moved in and this hasn't been a problem. This development, however, is a very bad idea. The density of over 900 people is one issue but a greater issue is the traffic. Two background points. First, it is important to understand that the area now has become a major parking locus for OU with many new parking lots, so there is significant traffic that far exceeds the residential base of the area. Second, OU has demolished about 12 house over the past 18 months and has plans for a new building along Page between Trout and Jenkins. This should further increase use of the area. Add 900 people to an area with limited access, basically one leaves the area only Brooks, Boyd, and Jenkins. Two of these are major corridors for OU traffic and are often interrupted by train traffic. Worse, it seems that 900 people will only have one way in and one way out of the development. This is as much a safety issues as much as one of traffic congestion.

I will be in Washington D.C. September 19th through the last week of September so I cannot attend the pre-development meeting. Please consider this email my formal objection to this proposed PUD.

Thanks you, paul minnis

December 2, 2014

Molly Levite Griffis  
434 Ferrill Street  
Norman, OK 73071-5021

Ms. Rone Tromble  
Norman Planning Commission  
201-A West Gray Street  
Norman, OK 73069

Dear Rone,

I have lived in Norman since the fall of 1956 when I entered the hallowed halls of the University of Oklahoma as a penny loafer, white bobby socks wearing freshman. While I don't usually get involved in zoning and other city matters, the fact that my little plot of Norman soil is "in the territory" of the Page Circle project has caused me to enumerate my concerns.

First, Page Circle consists of about twenty-five single family houses that were built shortly after WWII. If this area is rezoned and redeveloped into a massive apartment complex, Norman would lose a truly unique neighborhood – a neighborhood worthy of being designated as an historic district.

Second, the proposed extreme scale of the Elsey project would have a profound impact on the area with respect to increased traffic, noise and demand for other public services.

Third, there is only one way into and one way out of the project area. Page Street ends at the railroad tracks! If there were a fire at this massive multi-story project, how in the world would fire engines and police respond? How would the residents get out? It would be utter chaos. Remember, there is only one way in and one way out.

Finally, this proposed redevelopment is simply a project that Norman does not need. Ask yourself the following question, "Will Norman be a better place with or without this development?" My answer is NO. I hope yours is too.

I thank you in advance for your consideration of my concerns about this ill-conceived proposal.

Sincerely,

  
Molly Levite Griffis

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON December 4, 2014

Rayco Investment Corp.  
DBA Ray Apartments  
312 East Boyd, Apt 1  
Norman, OK 73069-5813  
(405) 321-4968

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December 1, 2014

Mr. Terry Floyd  
Planning and Community Development  
201 West Gray Street, Bldg. A  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 12-4-14

RE: Case Number PD 14-26  
Proposed Page Circle Apartment Complex

Dear Terry:

I am the president of Rayco Investment Corp., DBA Ray Apartments, a family owned business located in the 300 Block of East Boyd. The property upon which Ray Apartments is sited was appropriately developed from its inception under RM-6 zoning regulations and has been in operation since 1959.

I am adamantly opposed to the rezoning and redevelopment of the Page Circle neighborhood for the reasons listed below.

First, the proposal is vague and ambiguous. Any proposal for a project of this magnitude should include detailed plans and analysis.

Second, the property is currently zoned R-3, an appropriate zoning category for that area. If it were to be rezoned to allow for increased density and redeveloped as described in the proposal, the Page Circle neighborhood would be forever destroyed.

Third, this proposal is at variance with the Norman 2025 Plan which may only be amended if there has been a change in circumstances resulting from development of properties in the general vicinity suggesting the proposed change will not be contrary to the public interest; and, if there is a determination that the proposed change would not result in adverse land use or adverse traffic impact to the surrounding properties or the vicinity. Neither of these conditions has been met.

Fourth, the development of a very-high density project on the proposed site would profoundly and adversely affect the area due to its extreme scale, adverse impact on traffic, noise and privacy, increased demand on utilities and other public services – particularly public safety.

Fifth, the project proposed for Page Circle lies on a dead-end street; that is, Page Street only runs from Jenkins to the BNSF railroad tracks. The implications are profound for public safety vehicles,

particularly fire trucks. In the event of a fire or other public safety incident, residents and vehicles would funnel onto Page Street from Page Circle then to Jenkins, Trout Street, or the alley to the west of the site thereby creating severe bottlenecks.


Sixth, the proposal would add 372 units or 865 beds including a massive parking garage. Since nothing similar to the proposed design in terms of scale and impact exists in the area, its addition would be profound. Its negative impact to the area would be especially detrimental because it would forever destroy a wonderful, unique neighborhood of smaller residences only to be replaced by another mega-complex. In fact, I would support designating the Page Circle neighborhood as an historic district to preserve its unique character.

Finally, on a personal note, the property referred to as "Page Circle" consists of smaller single family residences nestled together creating a wonderful neighborhood. I should know. My wife and I lived at 429 Page Circle in 1969-71 when we were newly married and finishing up our undergraduate degrees at OU. We thoroughly loved living in that little house and have fond memories of that time. This neighborhood should be preserved, perhaps as an historic district.

The above reasons, along with others, provide more than sufficient grounds to forever table this ill-conceived, misguided project.

Terry, please forward this letter of protest to the planning commission in time for their upcoming meeting. If you have any questions, feel free to contact me at your convenience.

Sincerely,



Hilding Gene Swanson  
President

Rayco Investment Corp.  
DBA Ray Apartments  
312 East Boyd, Apt 1  
Norman, OK 73069-5813  
(405) 321-4968

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September 18, 2014

Mr. Terry Floyd  
Planning and Community Development  
201 West Gray Street, Bldg. A  
Norman, OK 73069  
Email: Terry.Floyd@NormanOK.gov

RE: Case Number PD 14-26  
Proposed Page Circle Apartment Complex

Dear Terry:

I am the president of Rayco Investment Corp, DBA Ray Apartments, a family owned business located in the 300 Block of East Boyd. The property upon which Ray Apartments is sited was appropriately developed from its inception under RM-6 zoning regulations and has been in operation since the late 1950s.

As you know, the property referred to as "Page Circle" consists of about 40 small single family houses nestled together in a wonderful neighborhood. I should know. My wife and I lived at 429 Page Circle in 1969-71 when we were newly married and finishing up our undergraduate degrees at OU. We thoroughly loved living in that little house, and we have fond memories of that time. What follows are, in part, my reasons for formally objecting to and protesting the proposed Page Circle Apartment Complex.

First, the proposal is vague and ambiguous. Any proposal for a development of this magnitude should include detailed plans and analysis.

Second, the property is currently zoned R-3, an appropriate zoning category for that area. If it were to be rezoned to allow for an apartment complex, regardless of density, that wonderful neighborhood would be forever destroyed.

Third, this proposal is at variance with the Norman 2025 Plan which may only be amended if there has been a change in circumstances resulting from development of properties in the general vicinity suggesting the proposed change will not be contrary to the public interest; and, if there is a determination that the proposed change would not result in adverse land use or adverse traffic impact to the surrounding properties or the vicinity. Neither of these conditions has been met.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 9/22/14

Stephen N. Weichbrodt  
1400 Classen Blvd.  
Norman, Oklahoma 73071

12/8/2014

Norman Planning Commission  
201-A Gray Street, PO Box 370  
Norman, Oklahoma 73068

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON December 8, 2014

Dear Commission Members,

As I understand your correspondence dated 11/19/2014, there are three proposals that concern me as a land-owner within the 350 feet of my neighbors land who is requesting the rezoning. The proposals are: ① concerning the 7.3668 Acre tract ② concerning a 4.1907 Acre tract and ③ concerning the closure of easements. The rezoning requests concerning said proposals are further delineated in your correspondence dated 11/19/2014

Regarding the first and second proposals concerning the 7.3668 acre tract and the 4.1907 acre tract respectively, my concerns and questions are as follows: ① Is a site plan available with recommendations for traffic flow? ② The PUD will be how many floors at what final height from grade level? ③ The current land accommodates how many households and associated inhabitants? ④ My personal feeling is a high rise structure is inconsistent with the current core neighborhood district and should be limited to current areas of high rise structures such as the Oklahoma University Campus or the Norman Downtown District. ⑤ How does this proposal compare with the rezoning request, in the recent past, at the Northeast corner of East Paul Street and South Classen Boulevard?

- continued -

⑤ continued. Was this request approved or denied.  
I notice in the maps provided that this location is currently zoned PUD. Is this correct?

Regarding the third request of closure of easements, which easements exist and what is the reason for closure?

Sincerely,  
~~Steph Weichbrodt~~  
Stephen N. Weichbrodt

P.S. Looking forward to future discussions.  
See you at The Meeting 12/11/2014 @ 6:30pm.