

Honorable Mayor and City Councilmembers:

May 8, 2017

We write as three of the four members of the executive committee of the Center City Vision steering committee to urge you to adopt the ordinance establishing the form-based code for core Norman. (Susan Connors was the fourth member of the executive committee.) We have labored for many hours over the past three years to create a mechanism and a policy to guide future development in the core area. The problems, which spurred these discussions, began more than five years ago and remain at the forefront today. We urge you to adopt the key recommendation of the Center City Vision process – the form-based code – as a way to move the city forward in its efforts to protect the existing strong neighborhoods in the area and to allow appropriate development in those designated areas.

The core area has been a struggle between competing interests for many years. This struggle is not unexpected given the area's defining character for our community. Despite this struggle, we shared common goals when the CCV process started formally in the spring of 2014:

- Develop a vision and plan that will guide and propose regulations for future development and redevelopment of the Center City core.
- Reset the debate away from ad hoc projects to a broader vision that honored the work done previously by the community.
- Make the area more walkable, less car centric, and more vibrant in terms of uses.
- Introduce appropriate density and housing choices to support commercial areas while preserving strong neighborhoods.

There has been a robust public process over the past three years, and at the center of that process was the articulation of a clear vision from the May 2014 charrette. This vision guided the many meetings with our fellow members of the CCV steering committee who were engaged and committed to our task. We did not always agree but the charrette created a foundation for compromise and consensus. A key element of the steering committee's work was to protect current stable neighborhoods but identify areas appropriate for more intense development of the "missing middle."

Finally, we urge patience in our expectations for implementing the new code. The first and necessary step is adoption of the new code. Other important decisions relating to infrastructure investment will come later. Change will not occur overnight. But without a vision as embodied in this ordinance and the CCV plan, we can be certain that the community will continue to be divided in the face of haphazard and ad hoc development. PLEASE VOTE YES TO ADOPT THE CCV FORM-BASED CODE.

Sincerely

Richard McKown

Daniel Pullin

Cindy Rosenthal

