



## **Page Circle Apartments Norman, Oklahoma**

**Planned Unit Development**

**Ordinance No. 0-1415-19**

**Resolution No. R-1415-31**

**Submitted October 13, 2014**

**Revised November 14, 2014**

**Revised December 3, 2014**

**Elsey Partners**

**Chris Elsey**

**1532 College Ave. F19**

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## **Project Team**

### **Applicant**

Elsey Partners

1532 College Ave F19

Manhattan, KS 66502

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### **Architect**

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1532 College Ave F19

Manhattan, KS 66502

Brad Buser 785-317-5725 [brad@myprimedesign.com](mailto:brad@myprimedesign.com)

### **Civil Engineer**

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### **Traffic Engineer**

Traffic Engineering Consultants, Inc.

6000 S. Western, Suite 300

Oklahoma City, OK 73139

Todd Bulter 405-720-7721 [tbutler@tecok.com](mailto:tbutler@tecok.com)

### **Surveyor**

Red Plains Surveying Company

1917 S. Harvard Ave

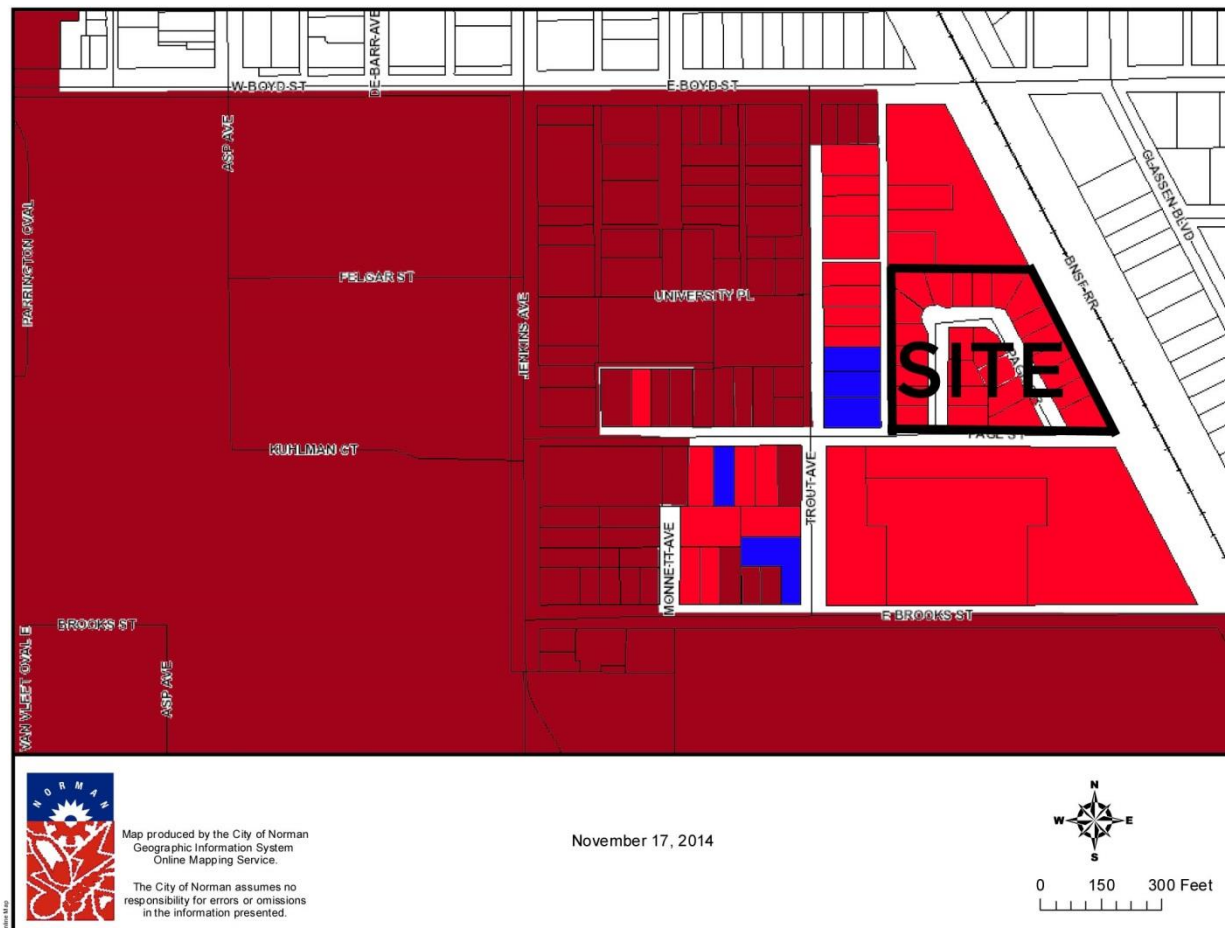
Oklahoma City, OK 73128

Mick Powers 405-603-7842 [Mick@rpsurveying.com](mailto:Mick@rpsurveying.com)

## Project Summary

Elsy Partners is a vertically integrated student housing development company that designs, builds, and manages infill student housing properties that are less than a 5 minute walk from Kansas State University, University of Nebraska, and Oklahoma State University. We believe that both the resident and the surrounding community benefit from a pedestrian rather than vehicular environment.

Page Circle Apartments is a proposed phased multifamily apartment development on 4.2 acres consisting of 372 units. The neighborhood is a college student neighborhood because of its close proximity to OU Campus. Over 95% of the neighborhood is either owned by the University or Landlords, there are only 5 owner occupied properties out of the 118 parcels in the neighborhood. These statistics point to the transition of the neighborhood from single family owner occupied to more intense multifamily and institutional uses. The neighborhood is defined by Boyd St. to North, BNSF ROW to the east, Brooks St. to the South and Jenkins Ave. to the west. The site is located 200 feet to the east of OU Campus, south of Boyd St, north of Brooks St, and west of the 100 foot BNSF Railroad ROW. The site currently consists of 26 small rental homes in the R-3 (Multi-Family Dwelling District). Adjacent large multifamily properties sandwich the proposed development to the North (Ray Apartments) and South (Bishop's Landing), as well as rental homes to the West.



Legend= Crimson-OU Red-Landlords Blue-Owner Occupied

It is anticipated that students, faculty and staff will walk rather than drive to OU campus, Campus Corner Entertainment District, and Gaylord Family Stadium as they are all located within a 5 minute walk from the project. The walkability of the location has enabled the project traffic engineer to conclude:

*" the **traffic** projected to be generated by the new development is not expected to be detrimental to the operations of the intersections reviewed within this **study**."*

*Traffic Engineering Consultants*



The Brooks Street CART station is just one block south of the project allowing residents access to all of Norman and the greater OKC area without a need for a personal vehicle.

An enclosed parking garage laminated by apartments with one parking stall per bedroom will more than meet the parking demands of the project. There are over 200 more parking stalls proposed than required by Norman Zoning Code. Access is restricted to a single south entry along Page Street. In addition, there will be parallel parking along the alley for additional guest parking. Bicycle parking racks will comply with city standards.

The proposed project will have a number of resort style amenities. The central courtyard will feature a two tiered infinity edge swimming pool. Multilevel sunbathing decks will surround the pool with lush landscaping. An elevator will service a rooftop tanning pool that will offer



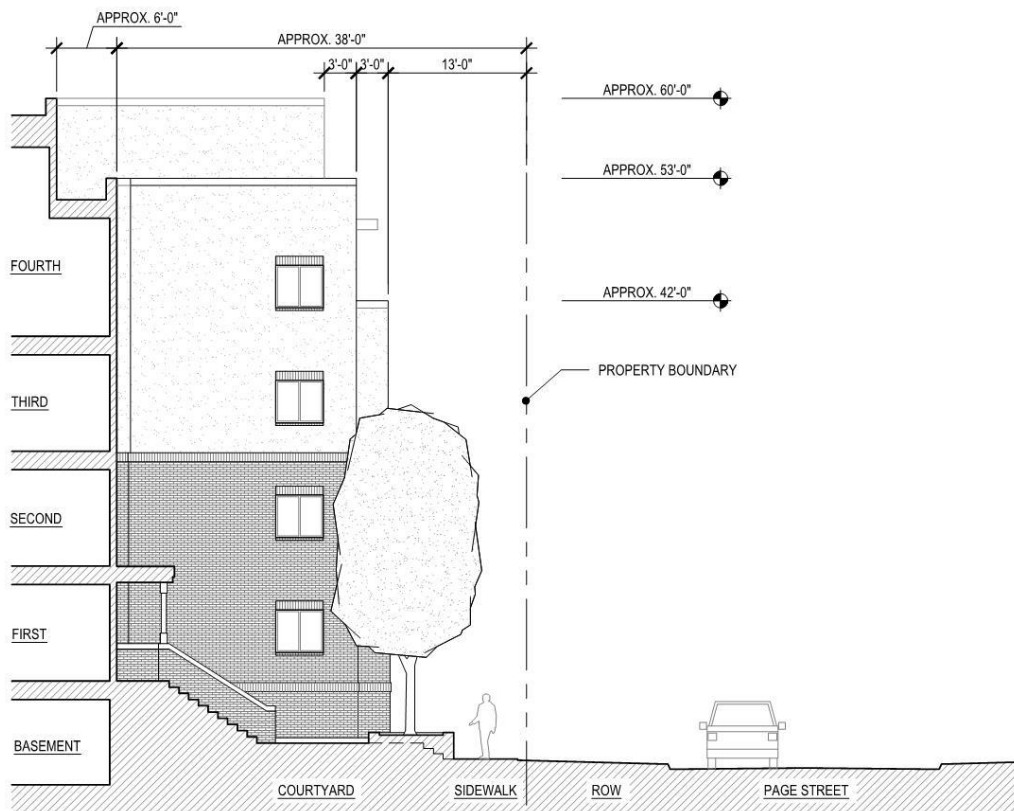
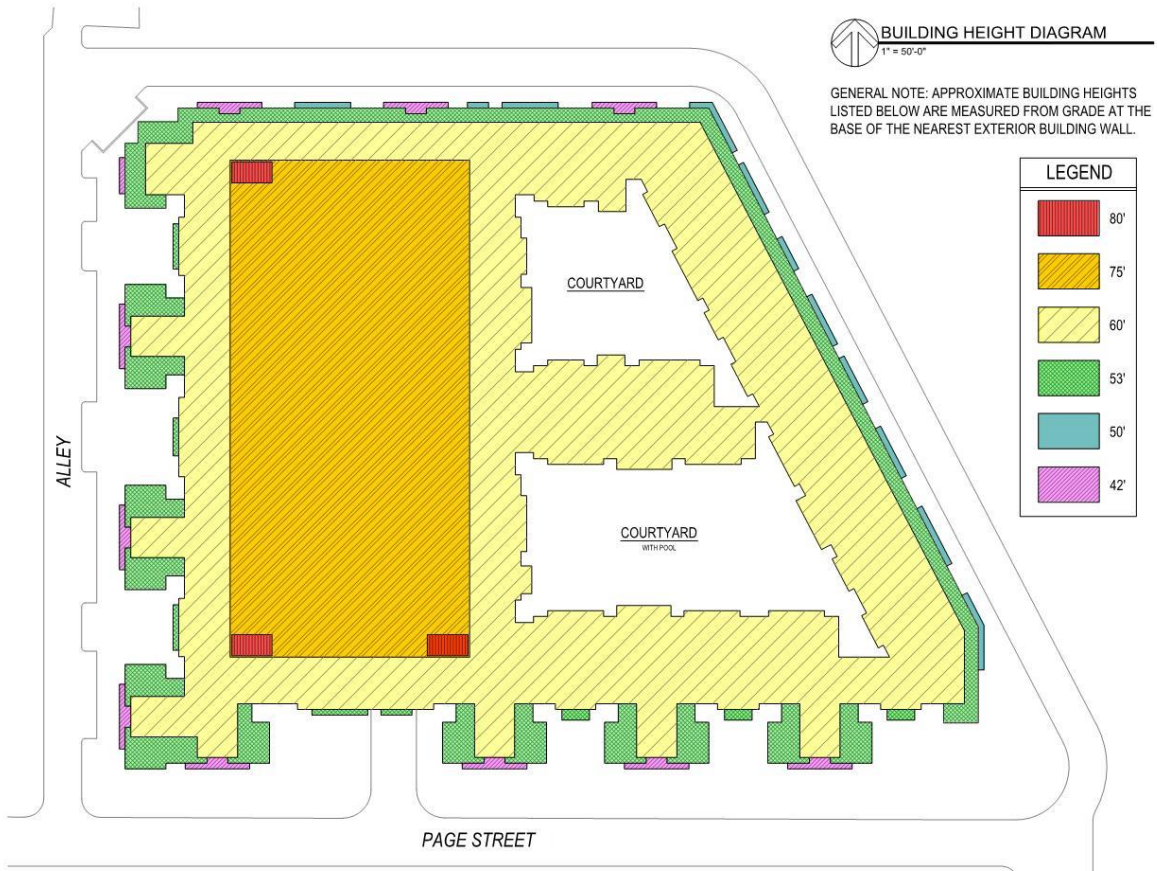
panoramic views of Memorial Stadium, OU Campus and Campus Corner. A second more secluded courtyard with ornamental shade trees will offer community gathering points. There will also be seven exterior courtyards with opulent landscaping around the perimeter of the project offering additional outdoor space for residents to sit and gather. The parking garage will provide covered parking protecting residents vehicles from the volatile Oklahoma weather. An added convenience for residents will be the opportunity to park on the same level as their apartment.



Example of rooftop tanning pool

Prime Place, is the developer's in house management company that will oversee the property, offering on site maintenance and a 24hr emergency hotline. Prime Place leases restrict occupancy to one resident per bedroom. A 24 hour video surveillance will offer additional security measures for the property. In unit amenities will feature granite countertops, modern appliances, in unit washer/dryer, walk-in closets, and 9 ft. ceilings. A select number of units will feature a loft.

The project will have generous setbacks, 60% of the articulating façade will be set back 26' from the street, with 40% of the building being set back 55' from the street. Incorporated into these setbacks are 7 exterior courtyards (35'x30') that break up the massing of the building. Individual unit entry points are also accessed through these courtyards creating an active street edge. The structure stair steps up in height with the building being the shortest near the street and the height increasing towards the center of the property. This stair step design reduces the perceived scale of the project.



GENERAL NOTE: APPROXIMATE BUILDING HEIGHTS LISTED BELOW ARE MEASURED FROM GRADE AT THE BASE OF THE NEAREST EXTERIOR BUILDING WALL.

**EXAMPLE BUILDING SECTION AT COURTYARD**  
3/32" = 1'-0"



In summary Page Circle Apartments will be an asset to the community and university members by facilitating a pedestrian environment because of its “Prime Place” location adjacent to the University of Oklahoma and Campus Corner Entertainment District.





## **Site Conditions**

### **A. Location**

The project is 200' to the east of OU Campus, south of Boyd St, north of Page St, and west of the 100' BNSF railroad ROW located in Ward 4 in Norman, Oklahoma.

### **B. Existing Zoning and Use**

The project is currently zoned R-3 Multifamily Family Dwelling District with High Density Residential located to both the north (Ray Apartments) and south (Bishops Landing) of the project on the NORMAN 2025 Plan. The university overlay is to the west of the project and to the East is the 100' Railroad right of way. Twenty-six rental homes exist on the site currently that are small simple 1950 tract properties with significant deferred maintenance.

### **C. Topography**

The site is gently sloped to the railroad ROW drainage way from west to east. A small corner of southeast corner of the property is in the FEMA 100-Year flood Plain, no structures will be located in this area.

### **D. Storm water**

A thorough storm water analysis has been prepared by the projects civil engineer to meet all local, state, and federal regulations. A detention facility will be provided to meet the city drainage standards.

### **E. Utility Infrastructure**

The project benefits from being an infill site with sufficient utilities adjacent to the property. There are adjacent city water and sanitary sewer lines that will meet the demands of the development. In addition electric, cable, and internet utilities are located near the property. The existing services and easements on Page Circle will be vacated.

### **F. Fire Protection**

A 20' Fire Lane around the north and east side of the building has been incorporate into the design to meet all required codes and the development will meet all other required Norman Fire Department Codes. The structure will be have an automatic sprinkler and alarm.

#### G. Traffic

Access to the single entry point parking garage will be from the south on Page St via Trout Ave. from Boyd Street to the north and Brooks St from the south. The location of the property within walking distance to the University reduces the vehicular trip generation of the project. The Traffic Study conducted by the project engineer concluded the project won't be detrimental to the surrounding street network.

#### K. Exterior Materials

The façade materials of the building will include masonry, cementitious siding, and stucco.

## Design Development

### A. Density

The project has 372 units on 4.2 acres for a ratio of 89 units per acre. There are 109-Studio or One Bedroom, 113-Two Bedroom, 81-Three Bedroom, 58-Four Bedroom, 11-Five Bedroom apartments.

DWELLING UNIT SUMMARY				
UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	TOTAL
STUDIO OR ONE BEDROOM	26	33	50	109
TWO BEDROOM	34	42	37	113
THREE BEDROOM	19	22	40	81
FOUR BEDROOM	23	19	16	58
FIVE BEDROOM	5	4	2	11
TOTALS	107	120	145	372

### PARKING SUMMARY

879	GARAGE PARKING STALLS
9	PARALLEL PARKING STALLS
888	TOTAL PARKING STALLS

## B. Height

The street facing facade is 42' in height and the additional lofted units are stepped back from the street façade are 53' in height with the mezzanine level step back an additional 3' ft at a height of 60' . The interior parking garage that is set back 85' from the street and surrounded by the apartment building is 80' in height, however, a passerby would not be able to perceive the additional height from the street, due to its location in the middle of the development

## C. Setbacks

North(Ray Apartments)-34'  
East (BNSF ROW)-32'  
South (Page St)-13'  
West(Alley)-20'

Forty percent of the building is setback 40' along Page St. on the south and 48' along the alley on west side from the property line. These additional setbacks were achieved with the 7 exterior "U" shaped courtyards along the street facing facades.

## D. Open Space

The project has 34% open space with extensive landscaping in the 2 large interior courtyards and 7 exterior courtyards. See Open Space Site Plan for more detail.

## E. Amenities

The proposed project will have a number of resort style amenities including a two-tiered infinity edge swimming pool, multilevel sunbathing decks, elevator, rooftop tanning pool, secluded interior courtyard, seven exterior courtyards with seating, and a structured parking garage

## F. Parking

There will be one parking stall per bedroom with additional guest parking and bike parking will meet Norman City Code.

## G. Trash

Dumpsters are located off the alley and will be in a trash enclosure that mimics the buildings materials meeting city standards



H. Signage

The Development will follow the Preliminary Landscape Plan for all Signage

I. Lighting

All Lighting will be full cut-off fixtures and conform to City of Norman Commercial Outdoor Lighting standards

J. Landscaping

All Landscaping shall conform to City of Norman Landscape Standards

**Development Schedule**

**Phase 1** Start August 1, 2015 for August 15, 2016 Move In (Large Pool Courtyard)

107 Units 268 Beds

**Phase 2** Start August 1, 2016 for August 15, 2017 Move In (Roof top tanning pool)

120 Units 279 Beds

**Phase 3** Start August 1, 2017 for August 15, 2018 Move In (Secluded courtyard)

145 Units 318 Beds

**Leasing Schedule**

**Phase 1** Start August 1, 2015 for August 15, 2016 Move In

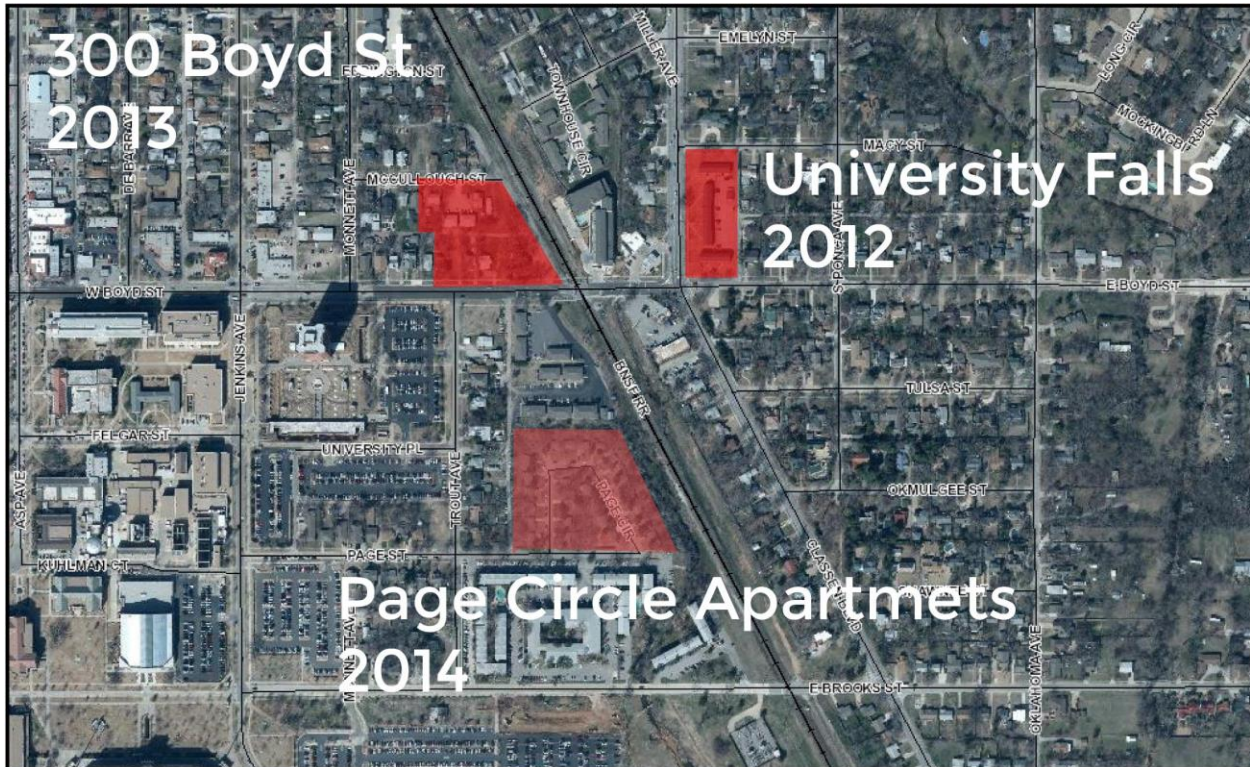
**Phase 2** Start August 1, 2016 for August 15, 2017 Move In

**Phase 3** Start August 1, 2017 for August 15, 2018 Move In

### Design Development Revisions

The development team has worked closely with the City of Norman Staff, Green Belt Commission, City Council members and the citizens of Norman throughout the design process and has made significant changes to the proposed project.

This is the developer's third different site in Norman that they have had under contract over the past 3 years in an attempt to build a project with a 5 minute walk to the University of Oklahoma. University Falls Apartments, at the northeast corner of Classen and Boyd, was the first project proposed in Norman. Concerned citizens from the Okmulgee St. neighborhood informed the developer that "they were on the wrong side of the railroad tracks." This lead the developer to secure land at the northwest corner of Boyd and the BNSF Railroad track, however, the Campus Corner neighbors objected to the proposal and the Norman Center City Vision project was created. The Norman CenterCity Vision area southern boundary is Boyd St, thus the developer pursued a track of land outside of the Norman Center City Area and West of the BNSF Rail Road leading to the current proposal.



The original Page Circle Apartments Proposal had 555 units, modern design and urban building setbacks. Through dialog with City Staff, City Council, Greenbelt Commission, and neighbors the developer reduced the number of units by 183 units to 372 units, created a traditional design concept and adopted suburban style building setbacks.

Original Modern Proposal (555 Units, Urban Setbacks)



Revised Traditional Design (372 Units, suburban Setbacks with 7 exterior Courtyards)





Original Entry



Redesigned Entry Courtyard





Original Urban Setback with 2' articulation



Redesigned Suburban Setbacks with 30'x35' Exterior Courtyard



# PRELIMINARY PLAT PAGE CIRCLE APARTMENTS, A P.U.D.

REPLAT OF REPLAT OF REPLAT MILLER ADDITION TO NORMAN OKLAHOMA,  
ACCORDING TO THE RECORDED PLAT, FILED FOR RECORD JULY 16, 1952 IN BOOK  
2, PAGE 33, COUNTY CLERK OF CLEVELAND COUNTY, OKLAHOMA.

## LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF BLOCK 1, CONTAINING LOTS 1-26, OF THE REPLAT OF REPLAT OF REPLAT OF BLOCK 1 OF MILLER ADDITION TO NORMAN OKLAHOMA, AS SHOWN AND ACCORDING TO THE RECORDED PLAT, FILED FOR RECORD JULY 16, 1952 IN BOOK 2, PAGE 33, OFFICE OF THE COUNTY CLERK OF CLEVELAND COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND MEASURES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 1, BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PAGE STREET, A PROPOSED PUBLIC RIGHT-OF-WAY;

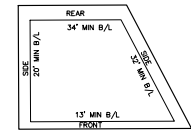
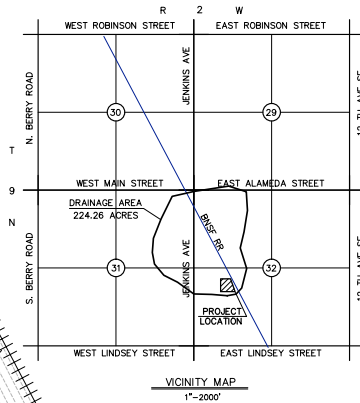
THENCE NORTH 00°45'58" WEST, ON THE WEST LINE OF SAID BLOCK, A DISTANCE OF 398.90 FEET TO THE NORTHWEST CORNER OF SAID BLOCK AND BEING A POINT AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK;

THENCE, ON THE NORTH LINE OF SAID BLOCK, NORTH 89°45'02" EAST, A DISTANCE OF 201.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE EXISTING 100.0' FOOT BNSF RAILROAD, THE SAME BEING THE EAST LINE OF SAID BLOCK;

THENCE ON SAID EAST LINE, SOUTH 27°44'56" EAST, A DISTANCE OF 449.71 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 18 OF SAID BLOCK 1 AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID PAGE STREET;

THENCE, ON SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°45'02" WEST, A DISTANCE OF 558.65 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 181,430 SQUARE FEET OR 4.1650 ACRES, MORE OR LESS.



PROPOSED BUILDING SETBACKS  
EXISTING ZONING - R-3  
PROPOSED ZONING - P.U.D.

## CURRENT OWNERS:

PAGE CIRCLE PROPERTIES, LLC.  
707 ROXBOROUGH DR.  
SHENANDOAH, TX 77381

FIRST PRESBYTERIAN CHURCH OF NORMAN  
555 S. UNIVERSITY BLVD.  
NORMAN, OK 73069

MARLANE STATION  
450 PAGE CIRCLE  
NORMAN, OK 73069

FAUBION REALTY, LLC  
2301 NE 104TH ST.  
OKLAHOMA CITY, OK 73151

MATT THOMPSON SCHAEER  
4217 TWO LAKES AVE.  
NORMAN, OK 73072

LOUIS JEAN MERRILL, LLC  
201 MERRILL DR.  
NORMAN, OK 73069

## APPLICANT

Eisey Partners  
1532 College Ave. F19  
Manhattan, KS 66502  
(785) 317 - 5265

## STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONVEYANCE AS APPROVED BY CITY. THIS EASEMENT SHALL BE THE SOLE AND EXCLUSIVE PROPERTY OF THE CITY OF NORMAN, OKLAHOMA. THE CITY OF NORMAN, OKLAHOMA, SHALL BE THE SOLE AND EXCLUSIVE OWNER OF THIS EASEMENT. THE CITY OF NORMAN, OKLAHOMA, SHALL BE THE SOLE AND EXCLUSIVE OWNER OF THIS EASEMENT. THE CITY OF NORMAN, OKLAHOMA, SHALL BE THE SOLE AND EXCLUSIVE OWNER OF THIS EASEMENT.

- NOTE:
1. ALL EXISTING LOT LINES TO BE ELIMINATED PER THIS PROPOSED PLAT
  2. ALL STRUCTURES WITHIN THE PROPERTY BOUNDARIES WILL BE REMOVED
  3. ALL EASEMENTS INSIDE THE PROPOSED PLAT BOUNDARIES WILL BE VACATED THOSE SHOWN TO REMAIN ON THIS MAP
  4. PAGE CIRCLE RIGHT OF WAY TO BE VACATED BY THIS PROPOSED PLAT
  5. 20 FT ALLEY'S PAVEMENT ALONG WEST SIDE OF THE PROPERTY TO BE REPAVED TO A 20 FT WIDTH FROM PAGE STREET TO NORTHERN PROPERTY LINE OF THE PLAT
  6. ALL UNNECESSARY PUBLIC UTILITIES WILL BE ABANDONED WITHIN THE PLAT BOUNDARIES
  7. ALL SEWER & WATER SYSTEM, FIRE HYDRANTS, LIFT STATION, ETC. WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF NORMAN REGULATIONS AND STANDARDS

**NSE ENGINEERING CONSULTANTS**

1609 HAZELWOOD DRIVE  
NORMAN, OK 73071  
TEL: 405-884-2900  
FAX: 714-384-8396  
www.nseengineering.com

OKLAHOMA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
OFFICE OF THE CLERK OF THE BOARD  
EXPIRES JAN 31, 2015

THOMAS H. NEESE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF OKLAHOMA LICENSE NO. 8680  
EXPIRES OCTOBER 31, 2014

SEAL  
NOT FOR CONSTRUCTION

BRADLEY ALAN RUSHER  
STATE OF OKLAHOMA LICENSE NO. 86810

SEAL

PRELIMINARY PLAT  
PAGE CIRCLE APARTMENTS, A P.U.D.  
401 - 435 PAGE CIRCLE, NORMAN  
CLEVELAND COUNTY, OKLAHOMA

Revisions  
6

Issue Date  
12-02-2014

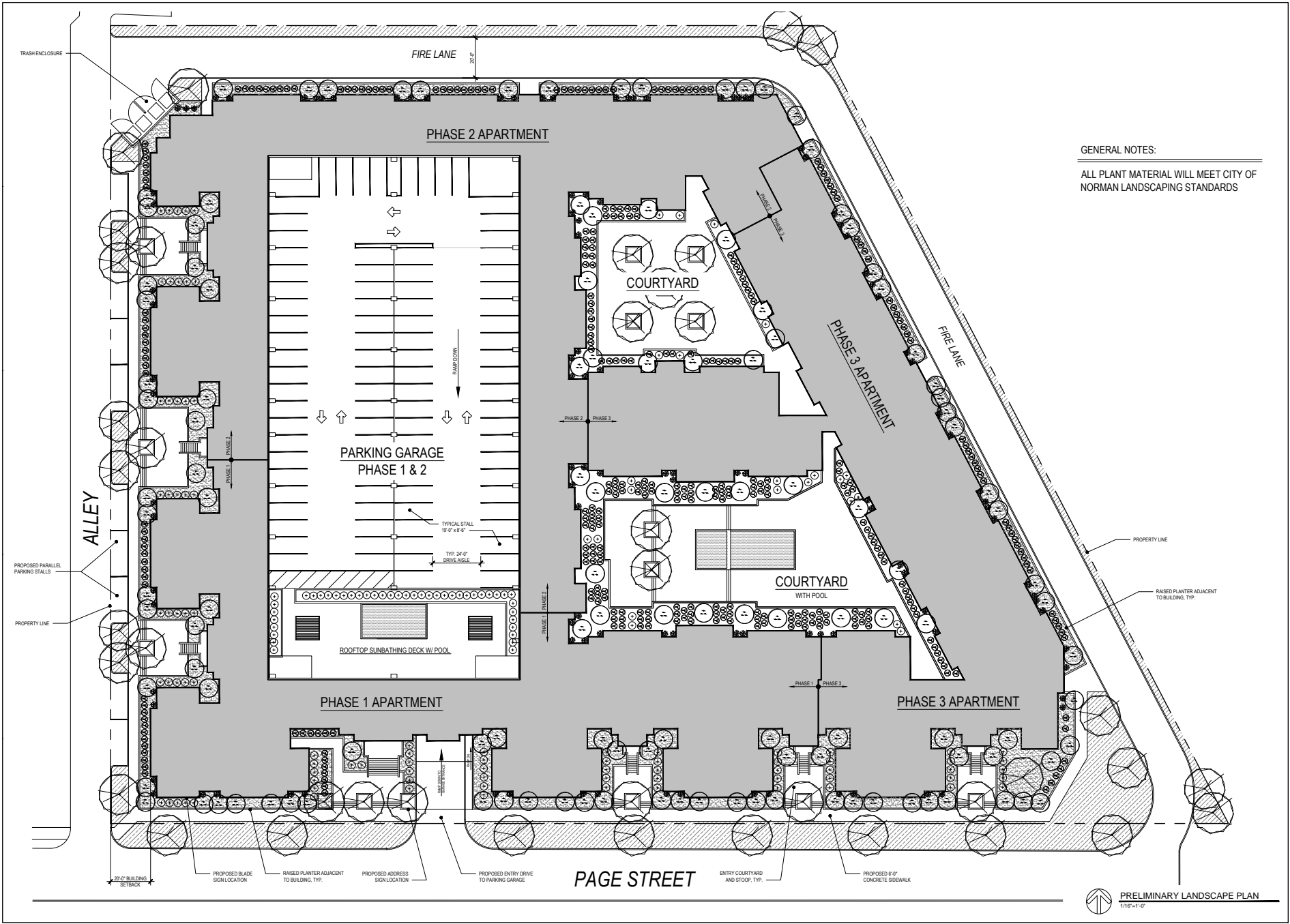
Project No.  
1456

Sheet No.

C01

PRINT SIZE 24"x36"





**PRIME DESIGN**  
 MANHATTAN, KS 66502  
 785.317.5725

Date Issued:  
 OCTOBER 13, 2014  
 Revisions:  
 OCTOBER 17, 2014  
 NOVEMBER 14, 2014  
 NOVEMBER 21, 2014  
 DECEMBER 30, 2014

**PAGE CIRCLE APTS., A PUD**  
 NORMAN, OKLAHOMA 73069  
 ELSEY PARTNERS

Job No:  
 03-2014  
 Sheet:  
**L1**





**ADDRESS SIGN ELEVATION**  
PAGE CIRCLE APARTMENTS

SIGN DIMENSIONS - 7'-0" x 2'-0"





**BLADE SIGN ELEVATION**  
PAGE CIRCLE APARTMENTS

SIGN DIMENSIONS - 2'-6" x 21'-0"  
INTERNALLY ILLUMINATED



## OPEN SPACE DIAGRAM

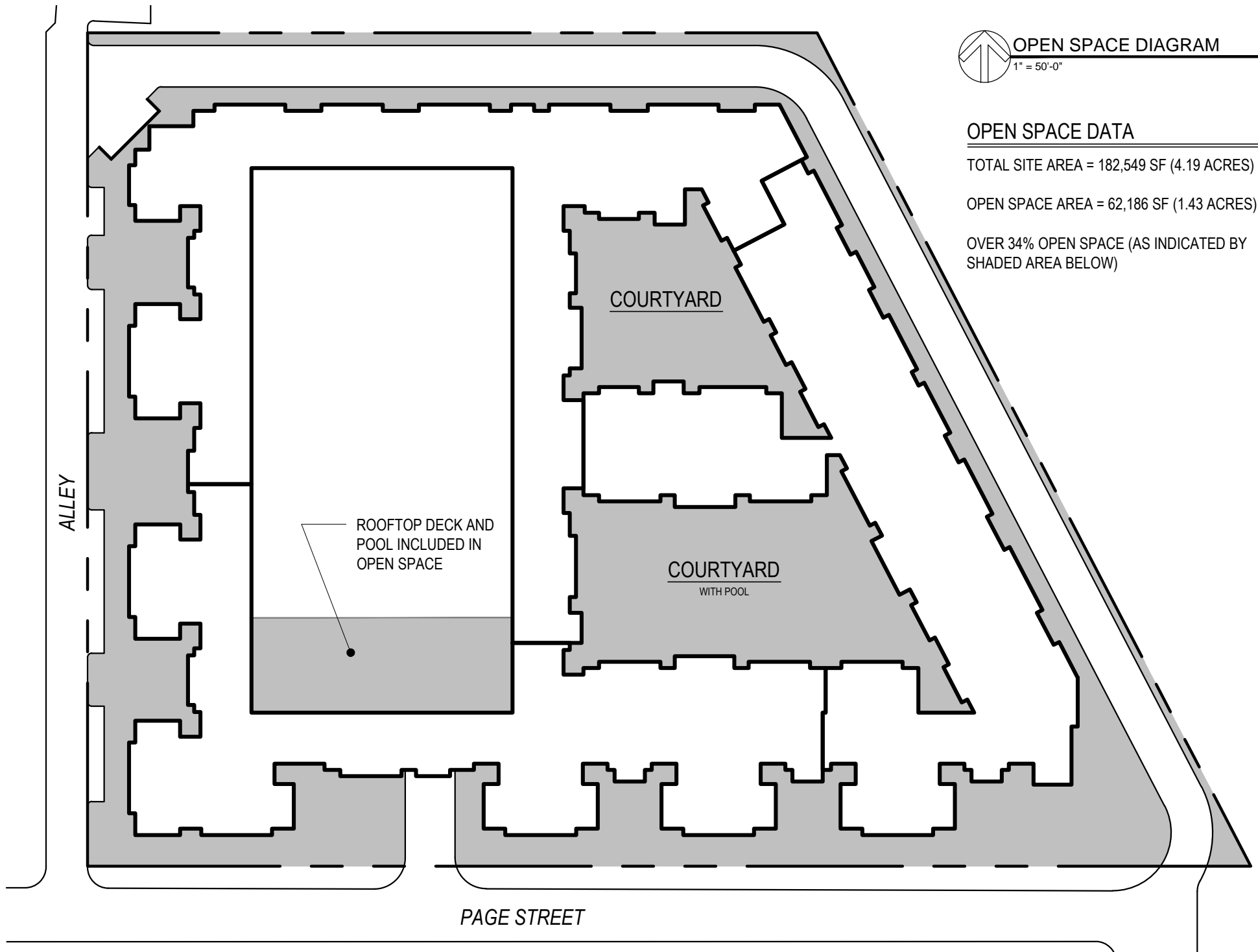
1" = 50'-0"

### OPEN SPACE DATA

TOTAL SITE AREA = 182,549 SF (4.19 ACRES)

OPEN SPACE AREA = 62,186 SF (1.43 ACRES)

OVER 34% OPEN SPACE (AS INDICATED BY  
SHADED AREA BELOW)











# BUILDING HEIGHT DIAGRAM

1" = 50'-0"

GENERAL NOTE: APPROXIMATE BUILDING HEIGHTS LISTED BELOW ARE MEASURED FROM GRADE AT THE BASE OF THE NEAREST EXTERIOR BUILDING WALL.

## LEGEND

	80'
	75'
	60'
	53'
	50'
	42'

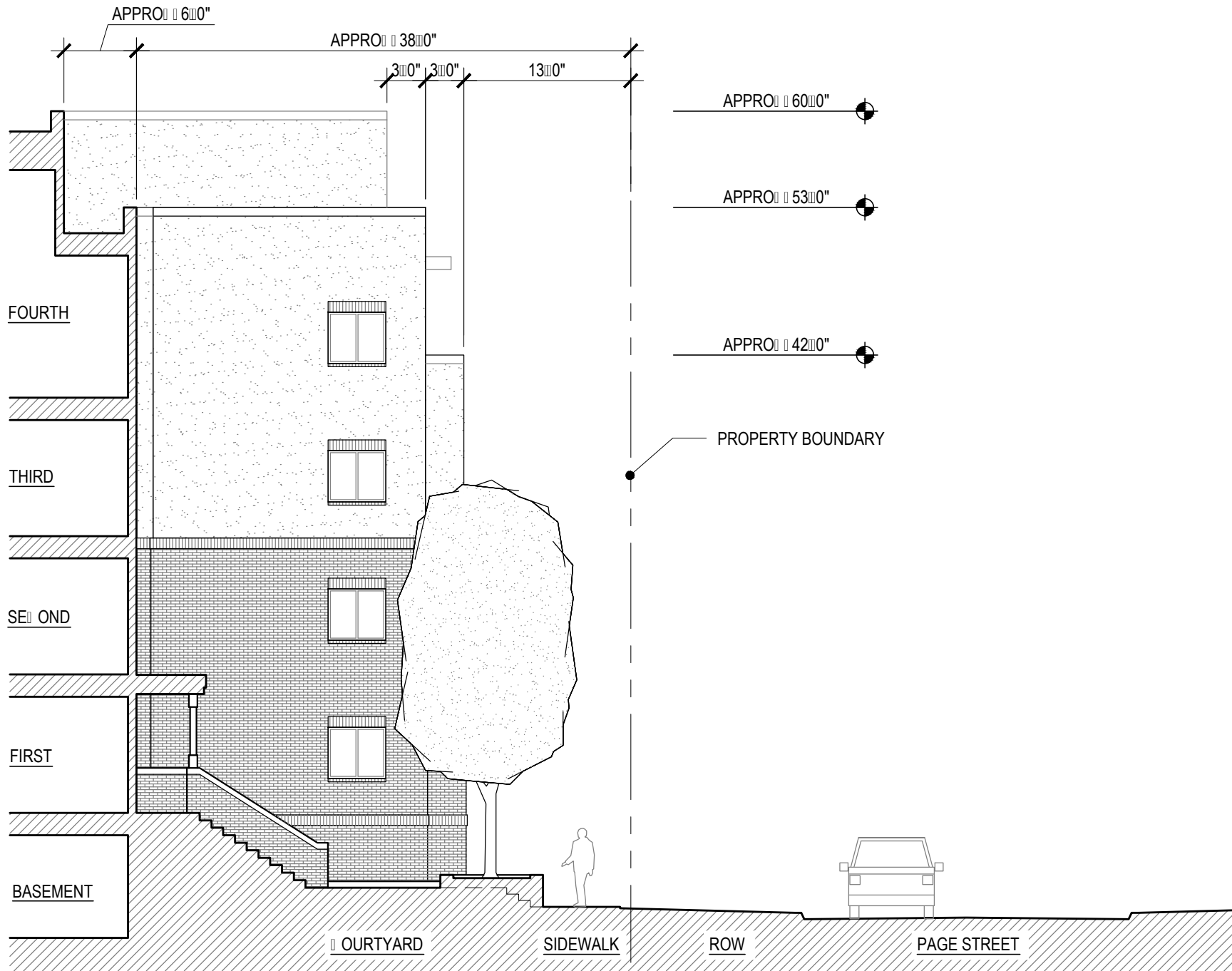
ALLEY

COURTYARD

COURTYARD  
WITH POOL

ELEVATOR LOCATION

PAGE STREET



GENERAL NOTE: APPROXIMATE BUILDING HEIGHTS LISTED BELOW ARE MEASURED FROM GRADE AT THE BASE OF THE NEAREST EXTERIOR BUILDING WALL.

# EXAMPLE BUILDING SECTION AT COURTYARD

3/32" = 1'-0"





**SOUTHWEST BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS



**SOUTH BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS



**WEST BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS





**NORTHWEST BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS



**SOUTH BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS





**EAST BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS



**NORTH BUILDING ELEVATION**  
PAGE CIRCLE APARTMENTS





**MAIN ENTRY WITH LANDSCAPE PLAZA**  
PAGE CIRCLE APARTMENTS





**TYPICAL EXTERIOR PUBLIC COURTYARD**  
PAGE CIRCLE APARTMENTS