

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**MARCH 9, 2017**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9<sup>th</sup> day of March, 2017. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Vice Chair Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Sandy Bahan  
Nouman Jan  
Neil Robinson  
Lark Zink  
Dave Boeck  
Tom Knotts  
Andy Sherrer

MEMBERS ABSENT

Erin Williford  
Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Roné Tromble, Recording Secretary  
Larry Knapp, GIS Analyst II  
Leah Messner, Asst. City Attorney  
Ken Danner, Subdivision Development  
Manager  
David Riesland, Traffic Engineer  
Terry Floyd, Development Coordinator  
Jud Foster, Director, Parks & Recreation

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Item No. 10a, being:

**R-1617-88 – THE CITY OF NORMAN REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION AND HIGH DENSITY RESIDENTIAL DESIGNATION TO INSTITUTIONAL DESIGNATION FOR 7.33 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST ACRES STREET AND JAMES GARNER AVENUE FOR A NEW NORMAN PUBLIC LIBRARY CENTRAL FACILITY.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report

Item No. 10b, being:

**O-1617-33 – THE CITY OF NORMAN REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, AND R-3, MULTI-FAMILY DWELLING DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT, FOR 7.33 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST ACRES STREET AND JAMES GARNER AVENUE FOR A NEW NORMAN PUBLIC LIBRARY CENTRAL FACILITY.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report

and

Item No. 10c, being:

**PP-1617-8 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN (CEDAR CREEK, INC.) FOR NORMAN PUBLIC LIBRARY CENTRAL ADDITION FOR 7.33 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST ACRES STREET AND JAMES GARNER AVENUE FOR A NEW NORMAN PUBLIC LIBRARY CENTRAL FACILITY.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Preliminary Site Plan (3 sheets)
5. Greenbelt Commission Comments
6. Pre-Development Summary

**PRESENTATION BY STAFF/APPLICANT:**

1. Terry Floyd – I'm the Development Coordinator and also the Project Manager for the Central Library. Tonight we are kind of breaking new territory; you don't see us plat and zone our own properties very often. For this we have a NORMAN 2025 Land Use and Transportation Plan change; you see that and, of course, Commissioner Robinson read that, that we'll be changing that from what is designated as commercial in the 2025 to institutional use so it will remain that for City purposes. The cell tower stays the same. Also, you'll be looking at a rezoning tonight, from I-1 and R-3. The current zoning has I-1 in a big slug of the tract that was the old Adbar plat, and then the little homes up front were R-3 some years ago, I believe in the 50s, so prior to the zoning ordinance, I believe. Then, of course, we would be changing that to a commercial zoning. There's a little aerial of the triangular-ish shaped piece that is the Central Library property today. This is our plat; it's rearranged differently to set somewhat square with the world so it's north and south. You see the roadway on the right-hand side there is where James Garner Avenue will eventually run at some point, and that's part of the Norman Forward program, just like the library is, so that's been taken into account as we've looked into building and platting this property. There's a copy of the site plan as well that you see on the preliminary plat. The library will set close to the frontage of Acres, which is on the very bottom there. All the parking will be dedicated back to the west and then the north of the property. There's about 318 spots there for parking. There's another sheet there just kind of showing some of the site details, and I'll walk you through those in another presentation here in just a second. There's another portion,

the northern site with some more of the parking connection to Highland, and then actually back here a connection to Hughbert Street.

Now I've done the staff presentation; now I'll do the developer presentation. Tonight I wanted to start here with something that you'll see – I wanted to show this to you because we're doing something tonight that's 50 years in the making. This picture was a picture of the groundbreaking December 21, 1965 of the Central Library that is here today. I think the Mayor is up there – Mayor Morgan and the State Librarian, William Lowry. Just an interesting kind of perspective of where we're at today. I've mentioned some of this to you, but it is a 7.39 acre site. The library itself will be 79,000 square feet – the building will be, and I'll walk you through a few details of that here in just a moment as well. The site actually has – I had put 295, but there's been a slight modification – about 300 and change parking spaces on it. It has a number of LID features – low impact development features. There's bioswales that are included as part of the islands in the parking lot. Geological gardens all have native landscape and plantings, with very minimal irrigation. That's really just to help it keep alive and established. After that it won't be irrigated at all. There's also an element of a green roof on the children's wing that will be incorporated into the building itself. The library does access, as I pointed out, off of Acres, Highland and Hughbert Street. There is no access from James Garner Avenue when it's built. It's not there today because there's no James Garner. The library will also have an entrance directly connected to Legacy Trail on the east side. There will also be sidewalk constructed on Acres Street on our property frontage – there's no sidewalk there today. The other public improvements are being conducted really as part of the James Garner Avenue project, such as a water line relocation, road improvements, and so forth.

Just to give you a little bit of background, the design development of the 65% design of this project and the site plan was actually approved by City Council as an update to them on September 20<sup>th</sup>. Greenbelt Commission recommended approval of this as we went through the process on February 20<sup>th</sup>, and our citizens' ad hoc group, the Library Ad Hoc Group as part of Norman Forward approved the construction documents and site plan at their February 23<sup>rd</sup> meeting, so we could go forward with the bid. So it's been through a number of other bodies and boards and tonight you guys are looking at it from a platting and zoning perspective. The project is currently out to bid and we anticipate the start sometime in the second quarter of 2017 – so very soon we'll be starting the project.

Give you a few pictures of the site. You're probably familiar with it. This is standing on the north side of the property looking south back to Andrews Park. Another slide here, this is just reversed from Andrews Park looking north on the site. As you can tell back on this picture of the homes that were there – the City acquired those; those have been demolished and all of the different clean-up that you've seen of the trees and things there – the engineer actually marked those – that's all that's coming out, so there won't be any additional removed off the property. There's a picture, of course, on the west side of the property – I'm standing about where James Garner is going to be – somewhere in there looking back to the west at the apartment complex. Then, of course, this is the site looking back to the north. There's a picture of the plat, again. I think I pointed out a couple of features. Currently right now this interchange and this section of James Garner is under design and is planned to be improved at the same time as the library is under construction. It's about a two-year construction project for the construction of this Central Library on the site.

A couple of features I also wanted to point out to you -- this is the landscaping site plan – and talk about some of the low impact development features. These are some of the bioswales and different things we were talking about. The detention on this project ...

2. Mr. Boeck – Can I ask you about that? Those bioswales, does that mean – usually landscaping in the parking areas like that curb up so you've got those that you have to water them and cut the grass and stuff like that. So the bioswales – parking lots actually drain to those areas.

Mr. Floyd – Right. It's an important feature, because the detention on this project is underground. There's two detention features – one here and one here. As Mr. McCaleb might

say if he was here all the good easy land is gone. This land has got a lot of drainage and different things, but from a locational standpoint for a Central Library, I don't know how you get much more central in town. So yeah, as Commissioner Boeck pointed out, there's bioswale features here. Additionally, there's a regional geological garden here.

Mr. Boeck – What's that? What's a geological garden?

Mr. Floyd – That will have different plantings and different native planting features that – we'll have a lot of educational signage across this project to educate people on what this rain garden is, what this does, what that does, and that's part of our – this is also tracking for LEED silver certification on this building – so a building this size, it's quite a feat. So that will be taking place there. There will also be a lot of native plantings out front here and in different features. A couple of things that our civil engineer pointed out to me and I wanted to make you all aware of – the detention on this will actually release water at a slower rate than what it did historically. Normally, we make it release at the same rate. This will actually reduce a little less. Also, these bioswale features and different features within the actual underground detention will help the water even be cleaner than what it would have been when it was previously developed. So these different features help to actually clean the water as it goes into the detention basin underground, and I'll leave it here, but there's another clean-out mechanism if any kind of other debris gets in that underground detention to clean it again further before it discharges later to the creek. And, again, the drainage on James Garner Avenue – the interchange portion – is also being designed. Very important that those two work together. The same civil engineer is doing both projects.

Just a few things about the building itself. Gosh, I could talk all day about it, and if you ever see the plan set you would definitely have to. But it is about a 78,000 square foot building. It has multiple entries. A couple of key features I wanted to point out to you. There's a public meeting room in the very top of the library, and I'll point it out, that has a seating for 300. It also has a walk-out terraced area and, of course, the green roof on top of the children's section, which is a very large feature on the first story. Lots of different seating and mobile service approach, and it has books, too, but we didn't get to the books. Also a lot of collaborative study rooms and conference rooms and things, and as our operator, Pioneer Library System, works through things, I'm sure those rooms will be available for rent and various things down the line.

Of course, I mentioned that the project is tracking for LEED certification of silver – potentially gold. We're just going to have to see as we work through that. We're looking at a total building that will reduce its energy by 30% -- all LED lighting within, and actually the building is oriented in such a way to make maximum use of sunlight. There will be portions of the day in which the library will have very minimal lights on because of the amount of light that gets into the building because of its design. Of course, we'll be using low VOC paints and adhesives and sealers. Landscape bioswales we mentioned. And drought-tolerant native plants.

A couple of things about the architectural features about this, and I am definitely not an architect, but I can tell you what the architects told me. This building will have a whole variety of different types of features – stainless steel panel in portions, shaded baffling in areas, iron spot brick, a lot of clear glass to really add to an environment that people want to be in. Here's a rendering of this building. I'm standing, if you were looking north from Andrews Park, the meeting space I mentioned is right up here. This area here where you see these fine people is going to be a little walk-out kind of terraced area so you can walk out and look over the green roof on top of this section here which is the children's wing. There will be an entrance right here into this and this plaza space that we think could seat maybe a couple hundred people. So you can imagine a really nice night you could go out to the plaza and have a little outdoor concert or something to that effect – but a really nice wonderful area for people. A look at the building looking back from if we were standing on Legacy Trail looking south. You can see the connection – as part of James Garner, Legacy Trail will have to be relocated in portions, but we will have a connection as part of the Library project that will connect it to Legacy Trail so people can pull their bikes and so forth over here and there is an entrance that has a little café area and different things in the building. This little piece here – I'll show you the interior. This is the third

story and it's going to have a little glass box walk-out area so you actually can sit out there and look out over the horizon. This is on the north side of the project. If we were coming from the parking lot that I pointed out on the north walking in – it's about 140 feet of covered walk space so it'll be a 24-hour library here, if you're familiar with the one at Irving – that's what that will be like. And then, of course, back in here is the actual turn-around point for the drop-off space, staff and so forth back in here.

I won't walk you through all the details of the layouts of the floor. I will point out a couple of things. This is the children's area. It has one entrance in and any of the egress or the doors you see on the outside are only for emergency exit, so it's a very controlled space. On the first floor, you're looking at some books and, of course, what they call the back of house where they bring in books and handle things. There's also the store for the Friends of the Library and different entrance components. Second story -- a lot of staff space on the second story and then, of course, the teen area and the adult fiction. I'll just leave this at a sidebar – you can't believe how segregated teens want to be and how they try to work – library designers do – in getting them into the building, but they have their own space – all news to me. The third story is, of course, the multi-purpose meeting room I pointed out. You can see that it has the ability to really open up, and some other back of area multi-purpose rooms, what they call the local history room where the genealogy section will be is right in here. We'll see a rendering of it here in a minute. There are two elevators in the building – one that's kind of a public elevator, and then one that's a staff elevator as well – and a three-story open staircase, and we'll kind of take a little bit of a look at that as well.

This is an interior rendering of the Level One Marketplace. This is kind of looking as you would be coming in from where the covered walkway is, and you see the staircase I mentioned earlier – this open staircase right here. It's a very wide staircase – very popular in a lot of libraries today – where you would have an area where people could actually sit beside where people would walk up. It's a very open floorplan, so you'll be able to see down in different floors from the staircase itself. Children's area you can see very colorful and bright; it will have different little nook areas where kids can sit and read. There's a separate section here that actually has a wall that can close off so if they want to do story time in this area and let kids read books over here that can happen, or it can be opened up and leave to a really wide access and, of course, this is where it sits on the first story of the building. This is the third story. I wanted to show you all a couple of features here. This is the meeting room. This is that little walk-out terrace area. You can see it's a building that really relies on technology as much as it does books. There will be a lot of books in it. But there will be areas to charge your iPads. You can imagine someone having a conference here and then coming over and charging their iPad or doing their business outside of the building. This is the local history room – very traditional looking library will be the idea here. It's very different than some parts of the library, but again kind of lends itself to what it's doing and being a section. I wanted to point this out because I know very little about this, but the buffalo tables that are currently in the Central Library today are going to be relocated up there and I will take pictures when they get them up there that day, because those things are huge and heavy, but they will be actually putting those in there.

With that, I'll be happy to answer any questions. I know we've had a pretty long meeting, but I'll be happy to answer any questions that you may have.

3. Mr. Boeck – We're excited.

4. Mr. Jan – When is the groundbreaking, by the way?

Mr. Floyd – We anticipate opening bids on March 23<sup>rd</sup>, and depending on how we work our way through the contracts and award by Council, but let's just say hypothetically Council could award by April, I would venture to say, because this is a two-year build, it's probably going to take them 45-60 days to mobilize a contractor, so to get to the answer, probably somewhere in late May, early June we could see a groundbreaking, maybe a little later. We'll be scheduling that ahead of time and it will be quite a cool event.

5. Mr. Boeck – And, of course, the senior association is hoping that the bids come in under so that there's some money left over for the senior center.  
Mr. Floyd – I definitely want good bids.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Dave Boeck moved to recommend adoption of Resolution No. R-1617-88, Ordinance No. O-1617-33, and PP-1617-8, the Preliminary Plat for NORMAN PUBLIC LIBRARY CENTRAL ADDITION, to the City Council. Lark Zink seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

|                |   |
|----------------|---|
| YEAS           | Sandy Bahan, Nouman Jan, Neil Robinson, Lark Zink, Dave Boeck, Tom Knotts, Andy Sherrer |
| NAYES          | None  |
| MEMBERS ABSENT | Erin Williford, Chris Lewis   |

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1617-88, Ordinance No. O-1617-33, and PP-1617-8 to the City Council, passed by a vote of 7-0.

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