

EDC & GSI Update

City Council Study Session – March 2, 2021

CITY OF NORMAN, OK



Project Overview



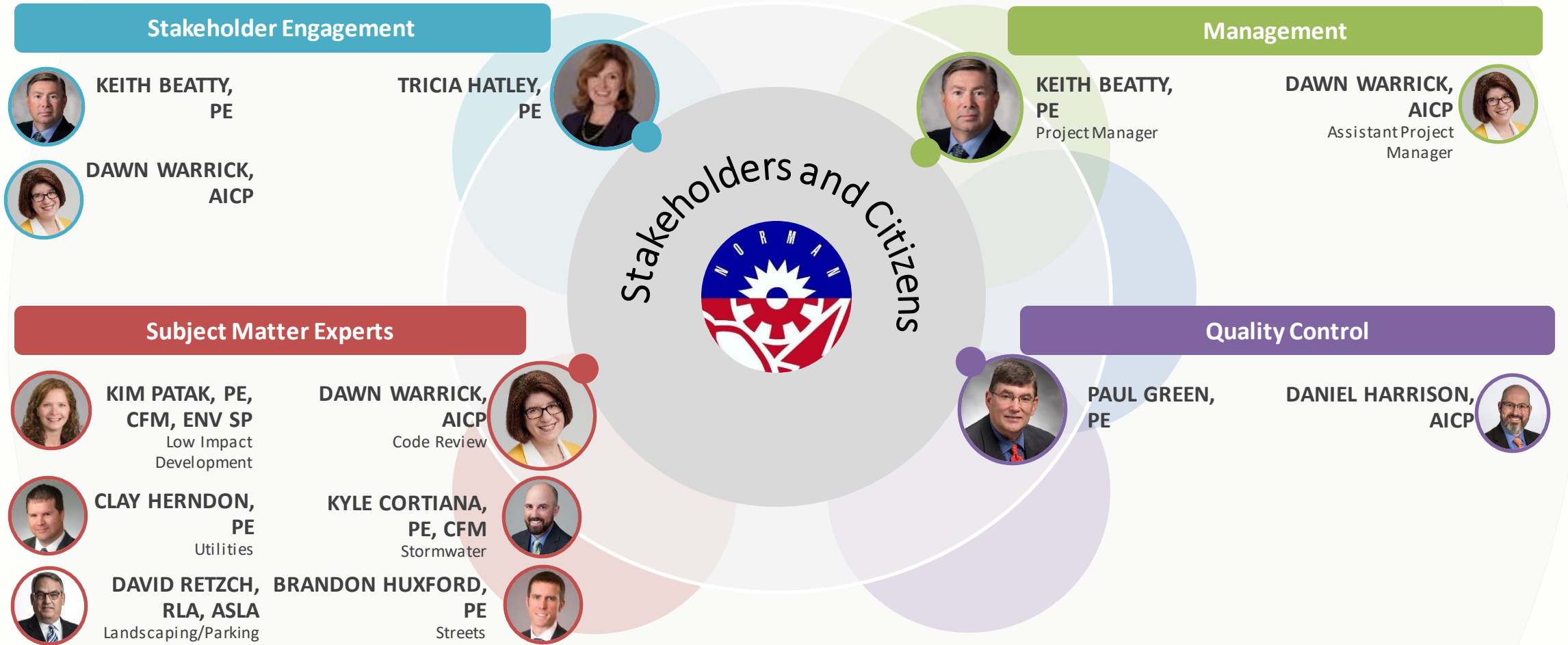
PROJECT OVERVIEW

- City Council adopts Comprehensive Transportation Plan (2014)
 - Update Engineering Design Criteria (EDC)
 - Update City's Construction Standard Specifications
 - Adopt Complete Streets Policy
- City Council goal (2017) – incentivize “green building codes”
- Council Community Planning and Transportation Committee (CPTC)
 - Exploring incentive programs
 - Green building practices
 - Green infrastructure / Low impact development (GI/LID)
- Private sector interest expressed
 - Incentives to use LID
 - Parking reduction options

PROJECT OVERVIEW

- Out of Date Technical Manuals
 - Adopted in 1996 / Last updated in 2006
- EDC Includes
 - Specifications and Standards
 - Construction Drawings
 - All public infrastructure (Streets, Stormwater, Water, Sanitary Sewer, Sidewalks, etc.)
- Combines GSI Incentives Program and EDC
- Addresses Related Codes and Policy Documents:
 - Zoning Code
 - Subdivision Regulations
 - Center City FBC
 - Norman 2025 Plan

ORGANIZATIONAL CHART



KEY PARTICIPANTS



Advisory Committee

- City Project Team

Stakeholders*

- Internal
- External

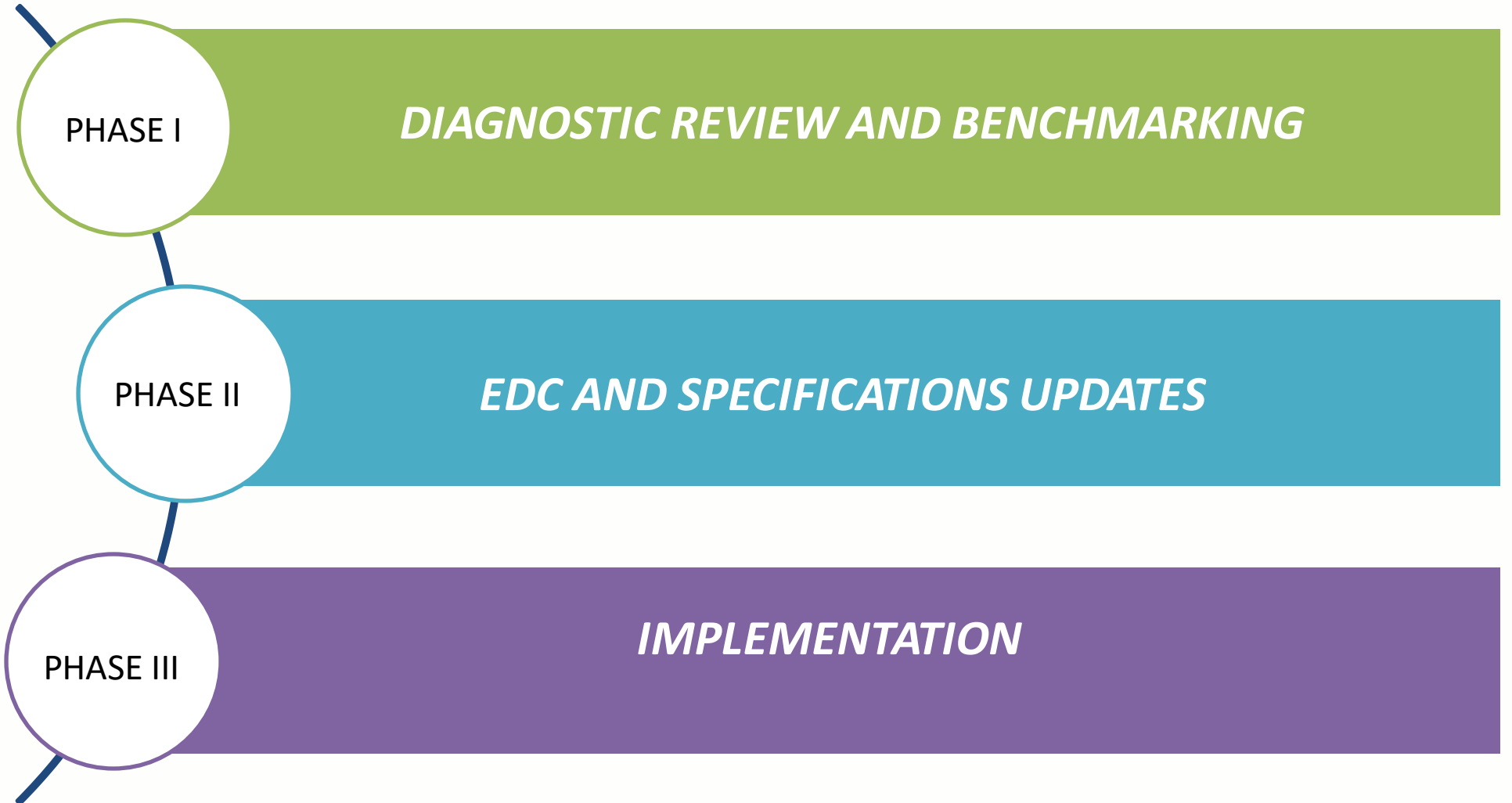
Decision Makers

*Participant list is included in the Diagnostic Report on Page 2;
Effort was made to gather input from a diverse group of stakeholders representing development- and community-related perspectives

Project Approach



PROJECT APPROACH



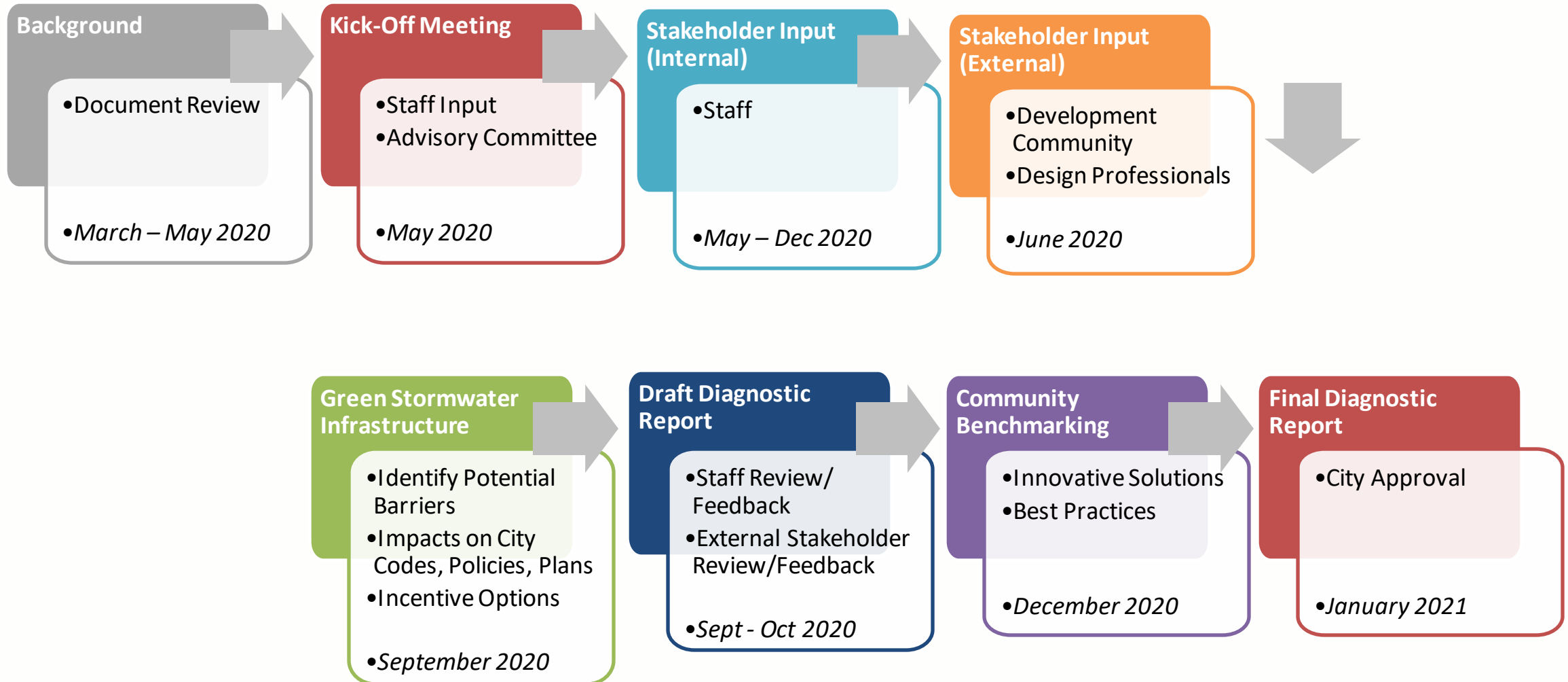
PROJECT APPROACH

PHASE I

DIAGNOSTIC REVIEW AND BENCHMARKING

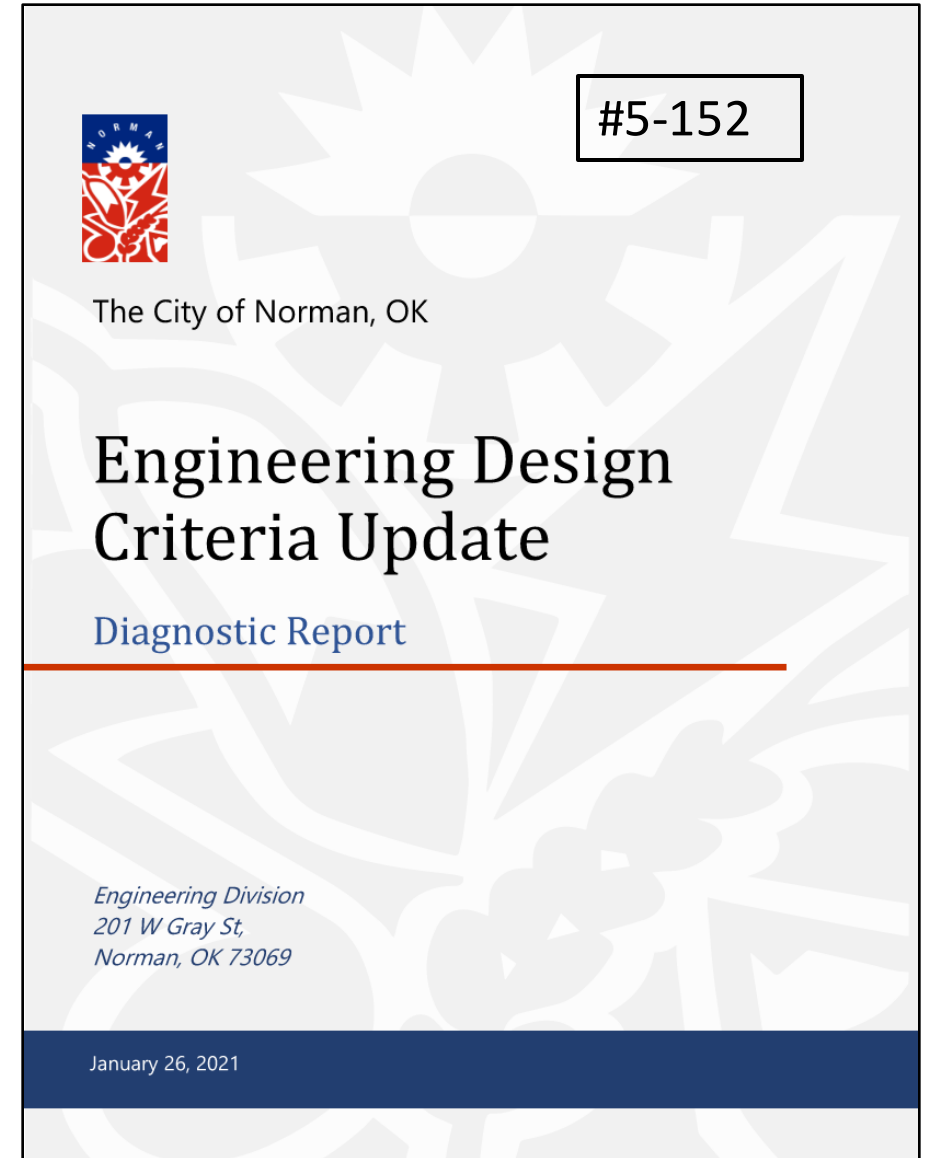
- Document Review
- Stakeholder Interviews
- Community Benchmarking
- Diagnostic Report

PHASE I MILESTONES



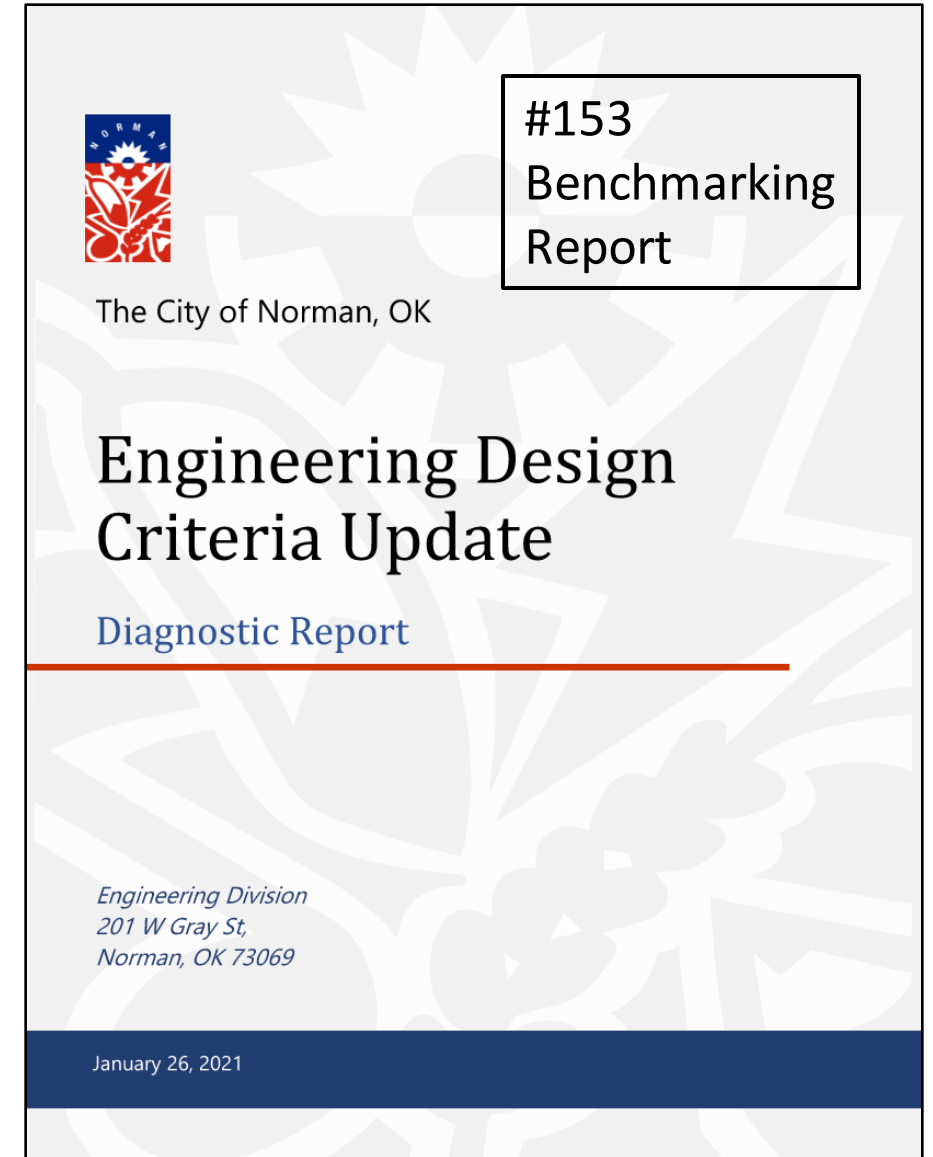
Engineering Design Criteria (EDC)

- Consistency
 - Guidance between departments
 - Consistency in nomenclature within documents
 - Field and Design Discrepancies
 - Modernization of design aspects
- Improve overall user-friendliness of the documents
 - Updated Sections and Numbering
 - Searchable documents in one accessible document
- Update submittal documentation requirements
 - Out of town developers and engineers
 - Post construction documentation requirements
- Confirm compliance with State and Federal Agencies



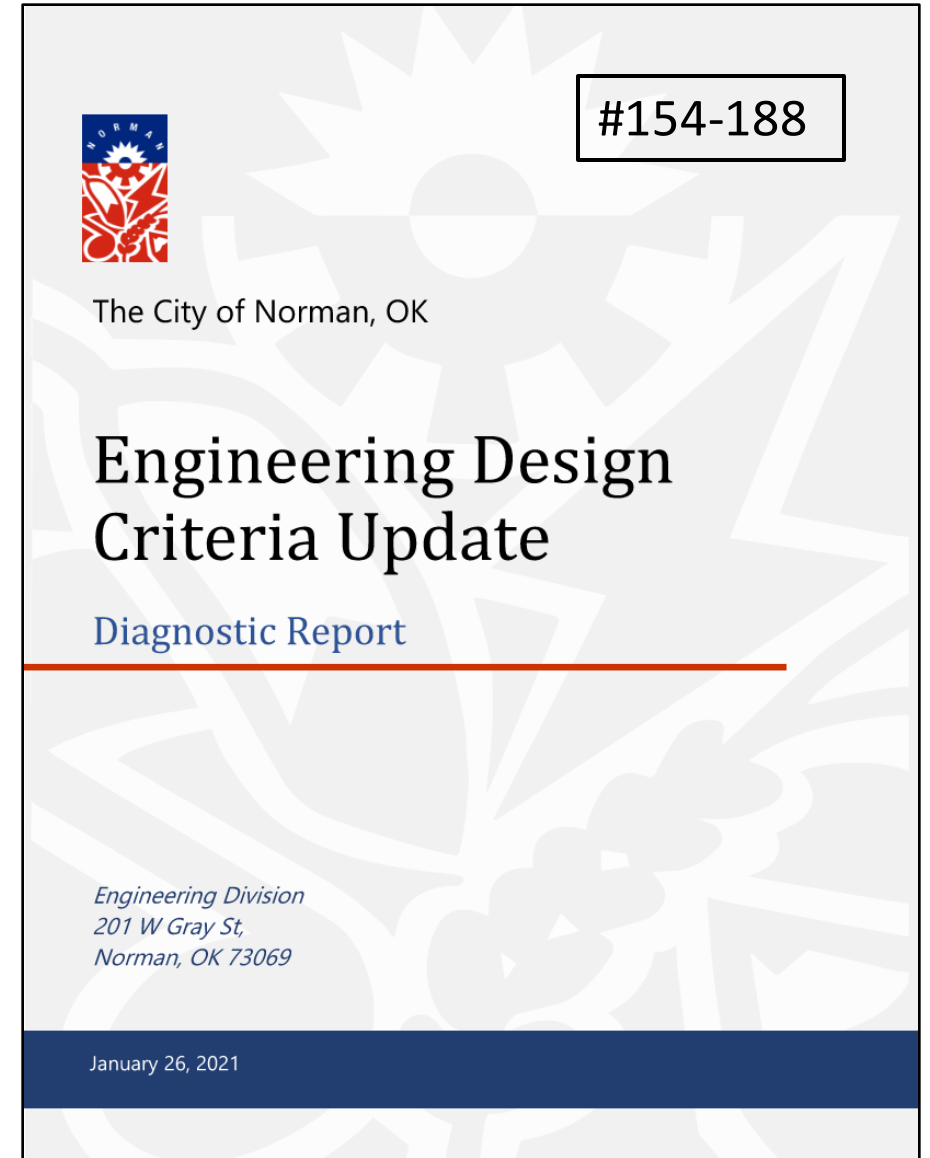
Green Stormwater Infrastructure

- Integration of GSI into the EDC
 - How to incorporate GSI and Low impact Development into everyday design
- Develop a new section – Stormwater Quality Design
- Reflect standards for design
 - Benchmarking other Cities
- Address Design Criteria for infill development and City Center Form Based Code (CCFBC)
- Incentivize GSI/LID criteria



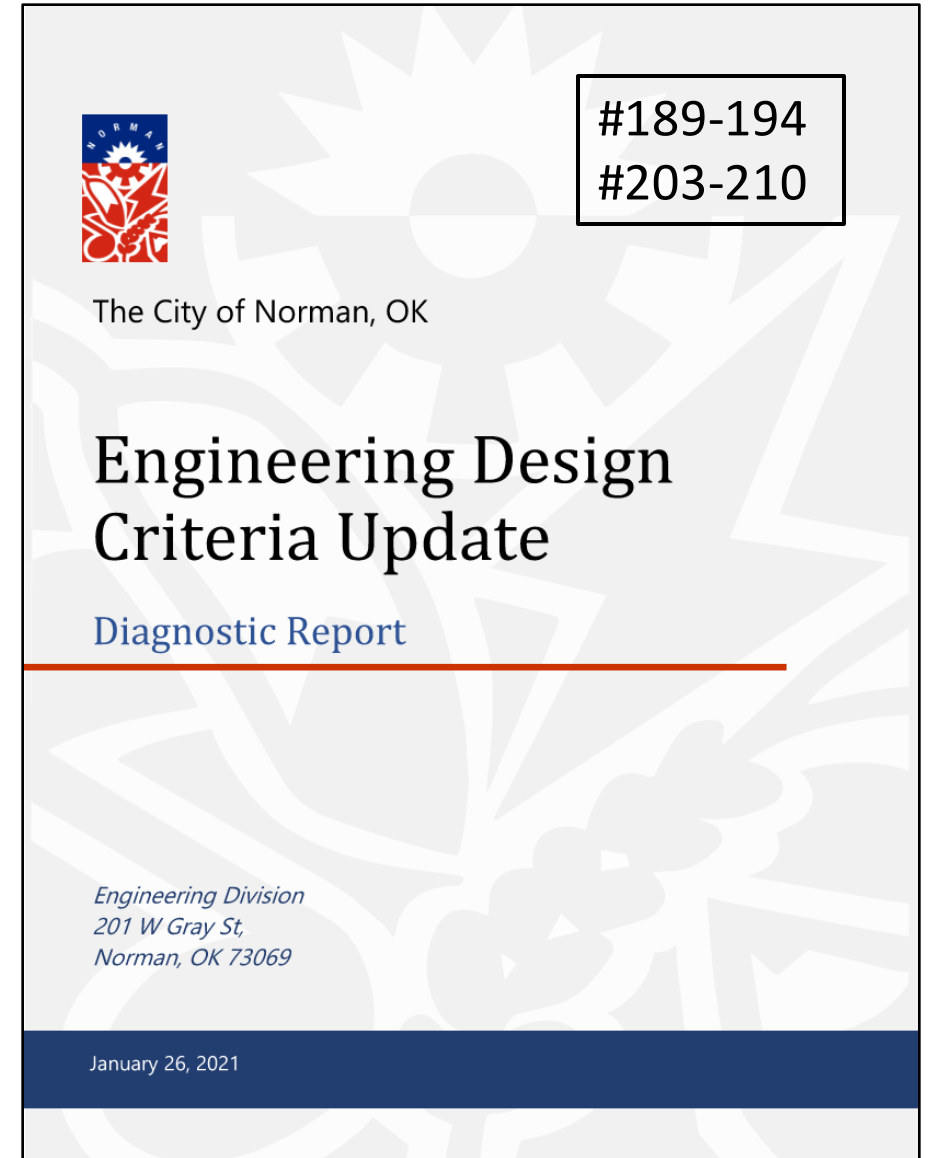
Standard Specifications

- Consistency
 - Modernization of materials
 - Guidance between departments
 - Consistency in nomenclature within documents
 - Address field and design discrepancies
- Confirm compliance with state and federal agencies
- Updated Construction Drawings



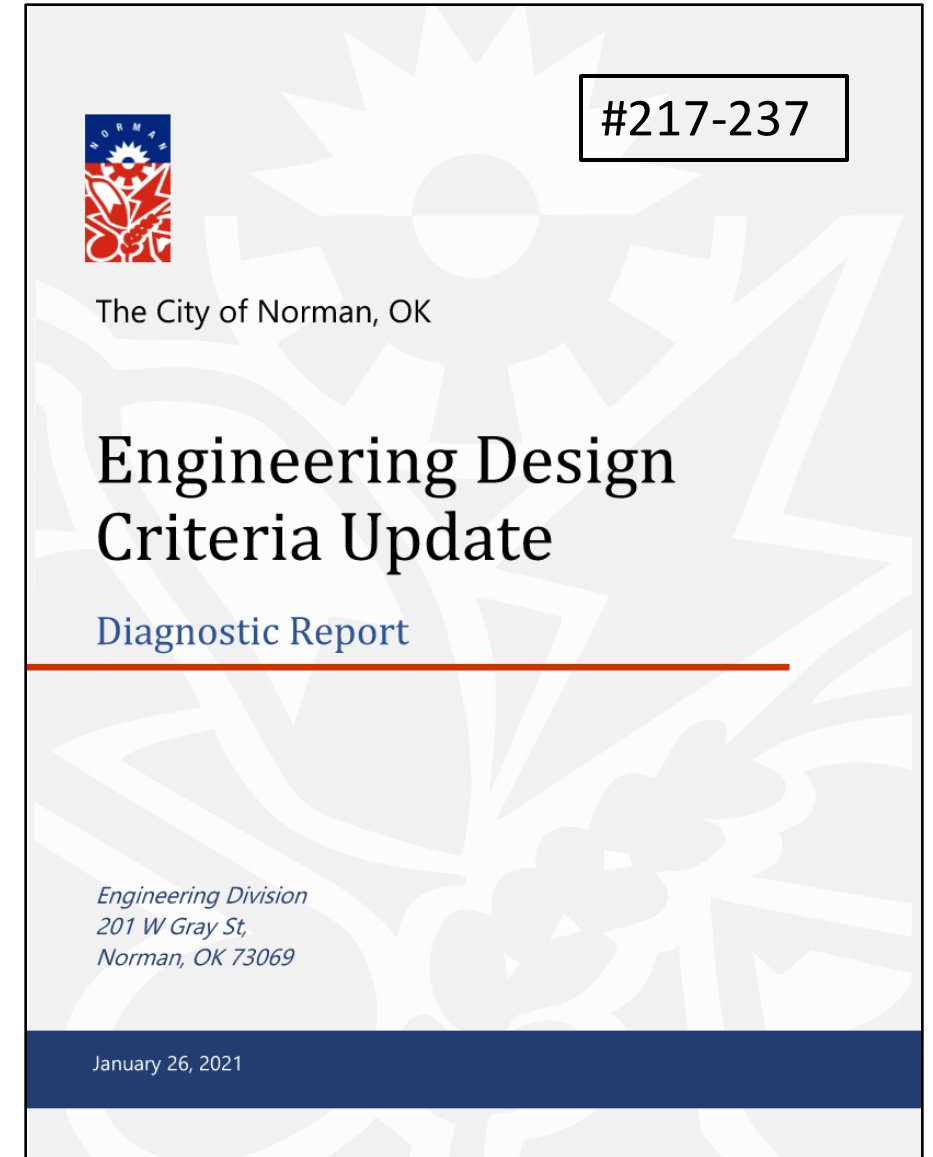
Land Development Regulations

- Zoning Code
 - Address street classifications introduced in the CCFBC
 - Consider ways to support additional residential density without changing character of neighborhoods
 - More PUD tools
 - Consider coverage maximums for Business and Industrial Districts
- CCFBC – Center City Form Based Code
 - Address block length provisions
 - Review curb cut restrictions where used to support GSI
 - Add criteria to EDC for new street classifications



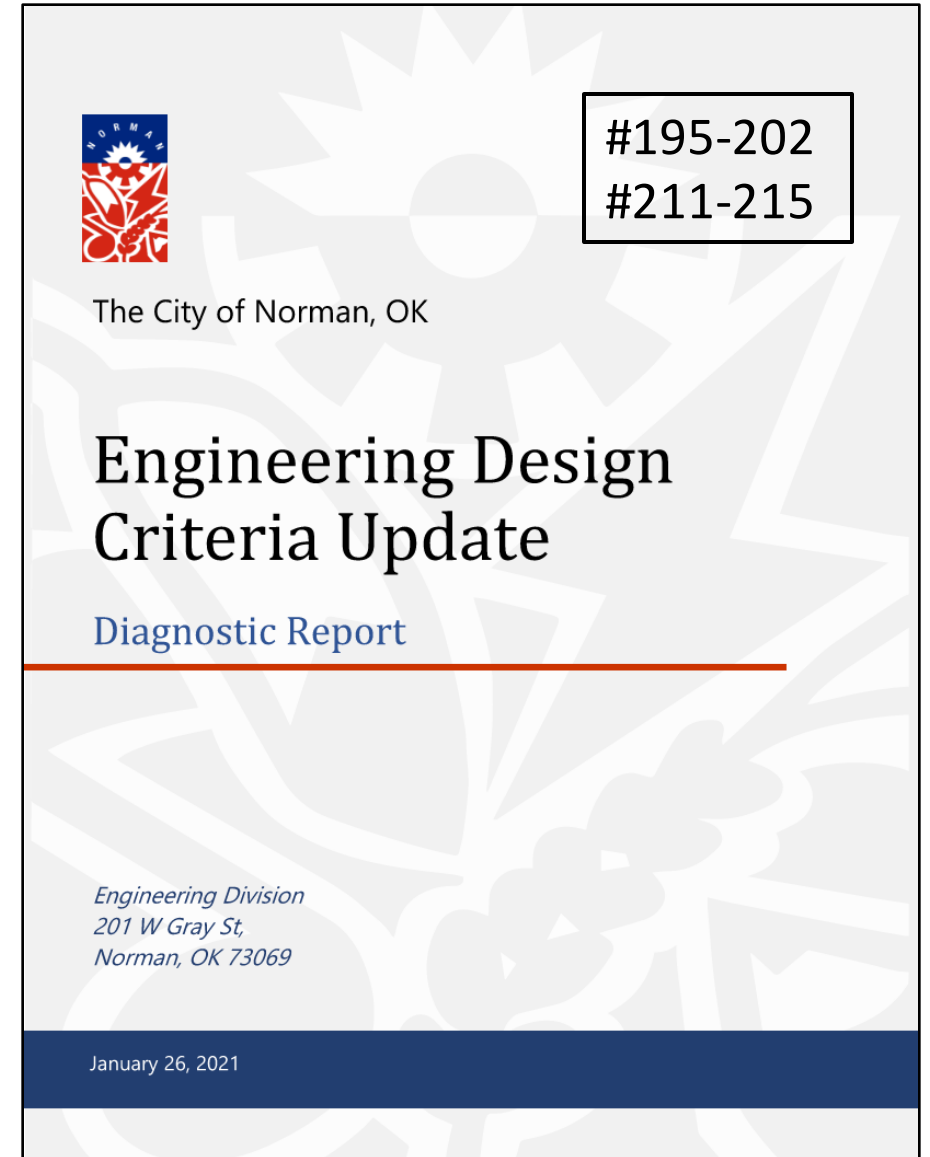
Land Development Regulations

- Subdivision Regulations
 - Enable sustainable development techniques
 - Encourage compact walkable development patterns
 - Address access management (driveway spacing) to improve capacity and safety
 - Consider requiring Property Owner's Association (POA) when GSI is installed
 - Consider incentive program to support and encourage use of GSI alternatives
 - Update street design standards
 - Align Water Quality Protection Zone (WQPZ) standards with updated technical manuals
- Tree Protection
 - General updates and clarifications



Parking Considerations

- Maximize existing spaces, including on-street
- Consider parking waivers:
 - Change of use for existing space
 - New uses (max s.f.) in mixed use districts
 - Bicycle parking provisions
- Consider applying CCFBC provisions city-wide
 - Joint parking for complimentary uses
 - Count on-street spaces toward requirement
 - Allow spaces to be located within 1,000 feet of use
 - Tandem parking for some residential uses
- Consider maximum instead of minimum requirements for some commercial uses (e.g., big box stores)
- Coordinate with GSI Incentive program
 - Spaces in excess of an allowable max may be provided only when GSI is used



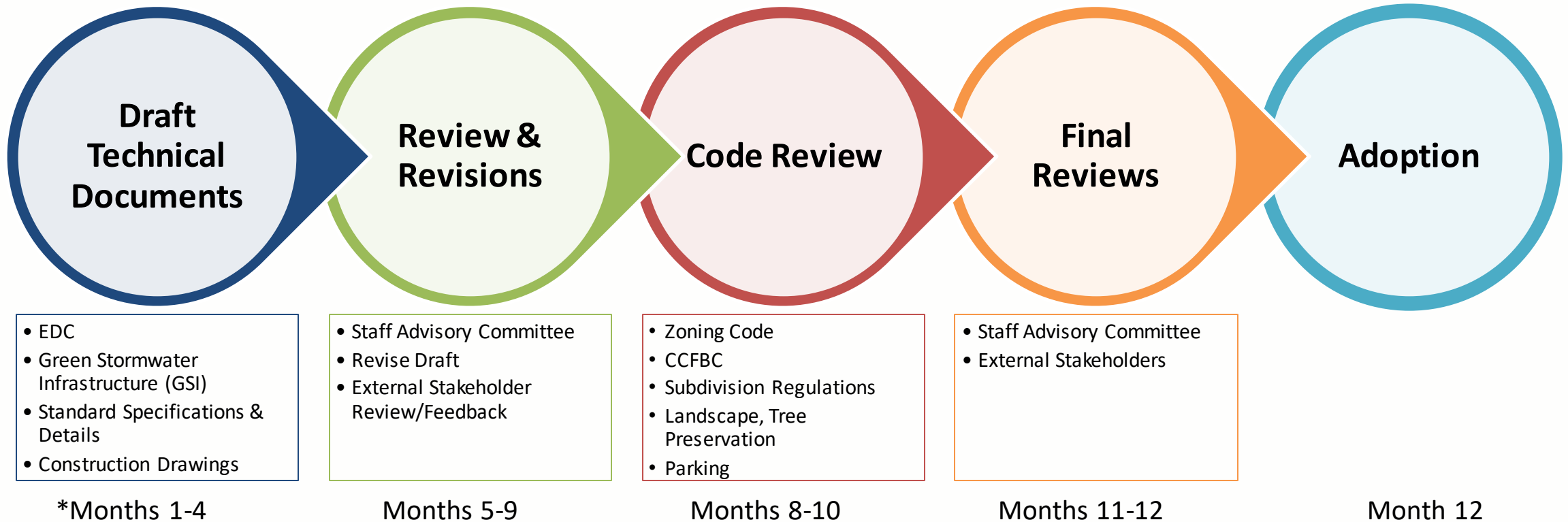
PROJECT APPROACH

PHASE II

EDC, GSI, Specifications, and Code Reviews

- Technical Documents
- Advisory Committee Review
- Stakeholder Engagement
- Code Recommendations

PHASE II MILESTONES



*Following contract approval of Phase II scope of work

Periodic updates to the City Council will be provided through the Community Planning and Transportation Committee

PROJECT APPROACH

PHASE III

IMPLEMENTATION

- Training resources
- Workshops
- Checklists
- Design Guides
- Brochures or other publications

Follows adoption of the updated EDC

Support roll out of new technical resources and programs

Educational materials for review, inspection, design and construction activities

Materials to inform and educate the public

Final scope must be determined and authorized prior to initiating any Phase III work

Questions

