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Norman Board of Parks Commissioners  
December 4, 2014

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met in the City Council Chambers on the 4th day of December, 2014 at 5:30 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 24 hours prior to the beginning of the meeting.

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ITEM 1, being:

ROLL CALL

Present: Chairman Farley and Commissioners, Brigham, Chappel, Hoover, London, Stewart and Wright

Absent: Commissioners Brockhaus and Perry  
City Officials

Present: Jud Foster, Director of Parks and Recreation  
James Briggs, Park Planner

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ITEM 2, being:

APPROVAL OF THE NOVEMBER 6, 2014 REGULAR MEETING MINUTES

Commissioner Brigham made the motion and Commissioner Hoover seconded to approve the minutes. The vote was taken with the following results:

YEAH: Chairman Farley and Commissioners, Brigham, Chappel, Hoover, London, Stewart and Wright

NAY: None

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ITEM 3, being:

APPROVAL OF THE AGENDA

Commissioner Chappel made the motion and Commissioner Brigham seconded to move Item 5 and 6 ahead of Item 4. The vote was taken with the following results:

YEAH: Chairman Farley and Commissioners, Brigham, Chappel, Hoover, London, Stewart and Wright

NAY: None

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ITEM 4, being:

**CONSIDERATION OF PARKLAND DEDICATION REQUIREMENTS FOR THE  
LEGACY TRAIL APARTMENTS**

Legacy Trail Apartments PUD Addition is located in Section 14 of T-9-N, R-3-W of the Indian Meridian, more specifically located north of Rock Creek Road, on the west side of the Rock Creek Road bridge over I-35; adjacent to Rock Creek Park (see Location Map). The property is located behind office buildings that will front onto Rock Creek Road, with access from the south via Pendleton Drive (see Map). This plat contains 210 units of R-3 apartments, which requires .9293 acre of park land dedication. The site will also generate \$15,750 in Neighborhood Park Development Fees and the same in Community Park Development Fees. The site planned for the Legacy Trail Apartments is being proposed for development at the same time as the commercial buildings shown along Rock Creek Road—however, those buildings are not residential, and do not require a park board decision. The road (Pendleton Drive) into the commercial land will also serve as the access for the apartments. The existing road from the I-35 service road east of this development is also shown as an emergency exit road for the apartment development, and the plan shows a sidewalk along this extension of that east road that would connect to the trail built in Rock Creek Park that was built as a walking path along and above the detention ponds and wildlife area built when the Rock Creek Road bridge was built. There are interpretive signs along the walking trail in Rock Creek Park, as well as in Prairie Creek Park (south of Rock Creek Road—see Map) and in William Morgan Park (south of Prairie Creek Park) which were placed by the Oklahoma Conservation Commission as part of a project they funded to restore and preserve the Brookhaven Creek corridor from its origin in Rock Creek Park all the way down to the wetlands in William Morgan Park and further south towards the wetlands south of Robinson Street.

Most of the surrounding developments are commercial, institutional or industrial (see Location Map aerial photo). The Rock Creek Park site was created as a result of the bridge construction. As part of the park's development, a series of ponds were constructed, and a trail was built as a scenic nature area connected to the 10-foot wide Legacy Trail along the north side of Rock Creek Road. Staff considered the possibility of adding .9 acre to the west side of the existing Rock Creek Park, but determined that the end result would not be very beneficial in terms of allowing more types of park development than that which already exists. The overall site would still not be suitable for large-scale active recreation space. Further, the development is providing recreational amenities such as a pool and club house for the use of tenants.

The developer is requesting a Fee-In-Lieu of Land decision for this addition. The fees collected in-lieu of land (along with the Park Development Fees collected at the permitting phase) will be used to make improvements to Rock Creek Park, adjacent to the development—such as a picnic area, benches along the trail and additional landscaping and irrigation. It should be noted that Prairie Creek Park is also located within a quarter mile of this development; across Rock Creek Road, following Pendleton Drive (see map). The Pendleton/Rock Creek intersection will be signalized with pedestrian crosswalks included in the construction. Prairie Creek Park has two playground areas, a basketball court, a practice baseball field and soccer practice area in it, along with mature

trees and access to the creek that passes through the park. Funds could also be used to make improvements to Prairie Creek Park, if needed.

Based on the above information, Staff recommends a Fee-In-Lieu of Park Land decision for the Legacy Trail Apartments PUD Addition.

Park Planner James Briggs presented a power point showing the area and its proximity to the park. The Board asked several questions regarding access to the park and how citizens living south of Rock Creek would be able to cross safely. Staff stated the intersection would become signalized. Developer Hal Ezell spoke and stated they would be putting in a Bike Share Station, a Gazebo and 2 pieces of public art in an area that connects to Rock Creek Park.

Commissioner Brigham made the motion and Commissioner London seconded to recommend a Fee-In-Lieu of Park Land decision. The vote was taken with the following results:

YEAH: Chairman Farley and Commissioners, Brigham, Chappel, Hoover, London, Stewart and Wright

NAY: None

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ITEM 5, being:

**CONSIDERATION OF PARKLAND DEDICATION REQUIREMENTS FOR THE UNIVERSITY HOUSE NORMAN ADDITION**

University House Norman Addition is located in Section 32 of T-9-N, R-2-W of the Indian Meridian, more specifically located two blocks east of Jenkins Avenue, north of Brooks street, across from the OU Duck Pond Park (see Location Map) The proposal calls for demolition of the existing Bishop's Landing Apartment complex; and building a new apartment community in its place. This plat contains 430 units of R-3 apartments, which requires 1.9028 acres of public park land dedication. The site will also generate \$32,250 in Neighborhood Park Development Fees and the same in Community Park Development Fees.

The new apartment configuration does not propose any buildings in the flood plain of Bishop Creek on the east end of the property, as is currently done at the Bishop's Landing Apartments. Instead, the developer proposes green space/park land in this area—with a walking trail, benches, landscaping and picnic space (see plat). We discussed with representatives of the developer the idea of the City securing a deed for either 1.9028 acres or all of the 2.7 acres shown on the plat to develop as a public park—however the developer wishes to retain ownership of the site, and develop the area along with the new apartment construction (with matching site furnishings, walking paths and landscape and irrigation), and then maintain the area as a private park with public access. According to the Park Land Dedication Ordinance, private park development in flood plain areas may be counted if they are circulation areas around or through such areas, "if such are reasonably flat and are not inundated during storm events and are at least ten (10) feet wide" (Park Land Dedication Ordinance: Section 19.704 (d) (2)). This is the type of development shown in the preliminary plat for University House Addition and, as such, would be able to count towards a private park decision.

The total size of the area is approximately 2.7 acres. This is not a large enough area to fully accommodate the required private park land decision—which is double the amount of land required for a public park (which would be 3.8056 acres, in this case). However, there is a significant amount of private park land, which would make it reasonable to count the proposed land as partially fulfilling the Park Land Dedication requirement for a private park. The balance of the land owed from a private park decision (1.7356 acres) could then be satisfied with a fee-in-lieu of land decision. These fees collected in-lieu of the balance of private park land (along with the Park Development Fees collected at the permitting phase) could be used to make improvements to the nearest neighborhood park, which in this case is Eastwood Park. This park is located approximately a half mile northeast of this development; just north of Boyd Street and east of Classen/Porter Street (see map). The Duck Pond Park is technically closer to this development (across Brooks Street, to the south of the development), however, this is not a City of Norman park and, as such, we cannot spend funds collected from University House Apartments at that park. In this scenario, the developer can build and maintain the private park, which does not add additional land to the city's responsibility; and we also collect some fee-in-lieu of land to use to develop an existing near-by neighborhood park.

Based on the above information, Staff recommends a combination of Private Park Land and Fee-In-Lieu of Park Land decision for the University House Norman Addition.

Park Planner James Briggs presented a power point and updated information regarding the proposed development. Based on this information Staff was now recommending Fee-In-Lieu of Park Land only instead of a combination of Private Park Land and Fee-In-Lieu of Park Land decision. Sean Rieger, attorney for the developer spoke and said the developer was making the southeast area of the development into a passive park with sidewalks and green space and they were not fencing off the area making it open to the public.

Commissioner Brigham made the motion and Commissioner London seconded to recommend a Fee-In-Lieu of Park Land decision. The vote was taken with the following results:

YEAH:	Chairman Farley and Commissioners, Brigham, Chappel, Hoover, London, Stewart and Wright
NAY:	None

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ITEM 6, being:

**PRESENTATION OF ANNUAL REPORT AND ACTIVITIES FROM THE  
PERFORMING ARTS STUDIO**

Shari Ransley, Executive Director of the Performing Arts Studio presented to the board. The Performing Arts Studio is finishing its 11<sup>th</sup> year. The most significant change is a name change. They will now be known as The Depot. The Depot continues to host train passengers 8 to 9 AM Monday through Friday. Volunteers open the Depot and serve as passenger hosts each evening and on weekends.

Summer Breeze continues to be their main program. Other programs include Winter Wind, Second Friday Circuit of Arts, Poetry Readings and Gallery Exhibitions. Art for Life meets at the Depot on Friday mornings. The program provides an open art studio for local residents who are ill, lonely or cannot afford art lessons. Gallery Exhibitions are offered every eight weeks.

Ms. Ransley informed the board that the membership program has been re-introduced as part of their fundraising efforts. She also thanked the board and the City for allowing their group to use the facility.

A more detailed written report was submitted prior to the meeting.

The board acknowledged the report.

ITEM 7, being:

MISCELLANEOUS

Jud Foster congratulated Dennis Brigham on his first and third place entries in the Tree Photo Contest hosted by the Norman Park Foundation.

Jud Foster invited the board to the Holiday Celebration on Friday night, hosted by the Parks and Recreation Department. Also, Parks and Recreation would be hosting Breakfast with Santa at the Senior Center on Saturday, followed by Santa's Calling on Monday.

Jud Foster updated the board on Legacy Park and said it was progressing well with an end of January completion date. They have started planting trees and Delta Fountain representatives were in to begin work on the fountain features.

James Briggs invited the board to attend the Victorian Christmas Open House at the Historical House.

Commissioner Stewart stated he had enjoyed his time on the board and had resigned.

Chairman Farley stated she was concerned about the number of apartment complexes being built and the active areas shrinking. She feels it is a real concern for the community with the developers taking up every single inch of property they have and we need to make sure open space is important with our elected officials. She also stated she hopes Ruby Grant Park gets developed soon.

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ITEM 8, being:

ADJOURNMENT

Commissioner Hoover made the motion and Commissioner Stewart seconded to adjourn.  
The vote was taken with the following results:

YEAH: Chairman Farley and Commissioners, Brigham, Chappel, Hoover,  
London, Stewart and Wright

NAY: None

Passed and approved this 7<sup>th</sup> of January 2015

Jackie Farley  
Jackie Farley, Chairperson