

**NORMAN FORWARD SENIOR CENTER  
AD HOC ADVISORY GROUP**

**MUNICIPAL BUILDING MULTI-PURPOSE ROOM  
201 WEST GRAY, NORMAN, OK**

**TUESDAY, JANUARY 5, 2016**

**1:30 P.M.**

- 1. WELCOME AND INTRODUCTIONS**
- 2. OVERVIEW OF COMMITTEE CHARGE**
- 3. ORGANIZATIONAL AND GOVERNANCE ITEMS**
- 4. PRESENTATION BY MSR DESIGN REGARDING ANALYSIS OF LOCATION OPTIONS FOR A NEW SENIOR CITIZENS CENTER.**

**Senior Center** (to be formed Dec 2015 or Jan 2016)

*Input desired*

- Meet with Project Consultants/City Staff regarding location options
- Make recommendations to City Council re location
- Meet with Project Consultant re timeline of project
- Review and make recommendations regarding elements for concept design
- Review and make recommend actions regarding elements of final design
- Assist in public meetings to be held during phases of conceptual and final designs
- Report on progress of construction at ground breaking; 50% completion; & 100% completion
- Assist and make recommendations regarding grand opening of project
- Report to the Council regarding progress of assignments

*Membership*

- Five member Core Advisory Committee - \* suggested chair
  1. Mary Bonner
  2. Art Breipohl
  3. David Hopper \*
  4. Nadine Jewell
  5. Marvin Terry
  
- Ex officio –
  1. City Manager
  2. One member of Financial Oversight Committee
  3. Norman Parks Board representative
  
- Committee meetings will be open to the public

*Committee duration – Planning and Construction of Senior Center*

- Determination of location
- Conceptual design phase
- Final design phase
- Construction
- Grand Opening

*City Staff Support*

- Parks
- Capital Projects
- Public Works
- Legal
- Public Works



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: AP-1516-17**

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<b>File ID:</b> AP-1516-17	<b>Type:</b> Appointment	<b>Status:</b> Consent Item
<b>Version:</b> 1	<b>Reference:</b> Item 7	<b>In Control:</b> City Council
<b>Department:</b> City Clerk Department	<b>Cost:</b>	<b>File Created:</b> 12/17/2015
<b>File Name:</b> NFST Advisory Groups	<b>Final Action:</b>	

**Title:** CONSIDERATION OF THE MAYOR'S APPOINTMENTS AS FOLLOWS:

**EAST AND CENTRAL LIBRARIES AD HOC ADVISORY GROUP**

TIM MAULDIN, CHAIR  
CARLA KIMBERLING  
ALEISHA KARJALA  
ANDREW SEAMANS  
KEVIN KLOSEL

**SENIOR CENTER AD HOC ADVISORY GROUP**

DAVID HOPPER, CHAIR  
MARY BONNER  
ART BREIPOHL  
NADINE JEWELL  
MARVIN TERRY

**WESTWOOD AD HOC ADVISORY GROUP**

JIM GRIFFITH, CHAIR  
ANN GALLAGHER  
RENEE GOBEILLE  
NANCY YOCH  
KENT NICHOLSON

**Notes:** ACTION NEEDED: Motion to confirm or reject the appointments.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 12/22/2015

**Agenda Number:** 7

**Attachments:** Text File Appointments, Libraries Advisory Group,  
Senior Ctr Advisory Group, Westwood Advisory  
Group

**Project Manager:** Brenda Hall, City Clerk

**Entered by:** brenda.hall@normanok.gov

**Effective Date:**

### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File AP-1516-17**

Body  
TO: City Council

FROM: Mayor Cindy Rosenthal

SUBJECT: Nominations for the Norman Forward Ad Hoc Advisory Groups for the Aquatics, Library and Senior Center Projects

We had 53 applicants for the various advisory committees and the Norman Forward Citizen Financial Oversight Board (CFOB). Obviously, there is a lot of enthusiasm and interest in the community. I have had a number of conversations with many of the applicants in order to clarify the role and responsibilities of each of the committees. The staff has also provided a template for the CFOB and each of the advisory groups to include a statement of tasks and input desired as well as project duration and other issues. A separate item recommends appointment of the CFOB through Resolution R-1516-75, as required by the Norman Forward Ordinance.

In this item I am attaching recommended names for three of the advisory groups. It does not make sense to appoint all of the advisory groups at this time, but these three groups - Libraries, Senior Citizen Center, and Westwood Pool -- need to get off the ground for 2016. We have other applicants who will obviously be great participants when we get ready to appoint other advisory groups. I am also suggesting that the Council designate a chair/liaison for each advisory group to work as a point person with City staff.

The citizen response here has been very positive. Appointment of the Libraries, Senior Center, and Westwood Pool Advisory Groups this month will allow us to timely take the next steps toward completing the initial projects that are ready to move forward.

# **Norman Senior Center**

Analysis of six options

DRAFT REPORT

MSR Design

**December 31, 2015**

# Why Conduct This Study?

- In 2008, **voters approved the renovation of the existing library for a Senior Center**, but did not approve funding for a new Central branch library. In 2015, **voters did approve the construction of an East and Central library** as part of **NORMAN FORWARD**.
- A group of people, including local seniors, has requested Council **consider a stand-alone center** at the new Central Library site.
- The **City Council**, in response to this group's request, **commissioned an alternative design study** by the McKinney Partnership Architects and senior center planning consultant (Lifespan Design Group). The City of Norman has also commissioned this report.
- For this reason, an objective review is essential for good stewardship.
- No one denies the **importance of the Library and the Senior Center**.

# Why Conduct This Study?

## **NORMAN FORWARD Ordinance 8-416(d)(2)(b) outlines funding criteria for a Senior Center**

Among the projects listed that could be funded from revenues generated from the temporary NORMAN FORWARD Sales tax is:

*to construct and equip a Senior Center through renovation of an existing facility or construction of a new free standing facility at a location to be determined by Council, after consideration of the desires of Norman citizens who would likely use the facility, functionality of proposed facility, and feasibility including how to accomplish other voter authorized complex improvements:*

*i. To be funded from the proceeds that can be generated from the sale of General Obligation Bonds authorized by voters in 2008, or from revenues generated from the Norman Forward Quality of Life Project Sales Tax of 2015, and*

*ii. To be located in the vicinity of Andrews Park or another site to be shown to be reasonably available for this purpose.*

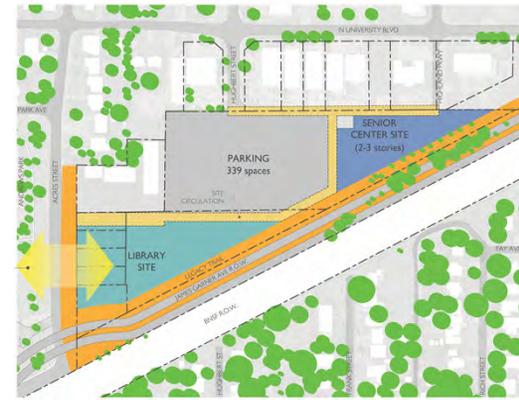
# Senior Center Evaluation Criteria

## **Renovation of existing facility versus new free standing facility:**

- Desire of citizens who would like to use the facility
- Functionality of the proposed facility
- Feasibility of the proposed facility
  - accomplishing other voter authorized municipal complex improvements
  - funded from 2008 General Obligation Bonds
  - revenues from NORMAN FORWARD
- Located in the vicinity of Andrews Park
- Other sites shown to be reasonably available



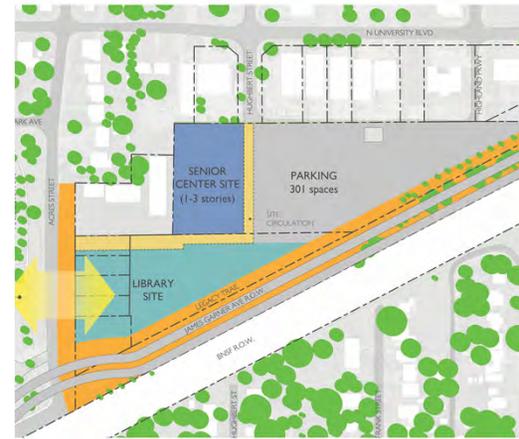
**Option EL**  
New Center  
existing  
library



**Option L2**  
New Center  
on Library  
site (north)



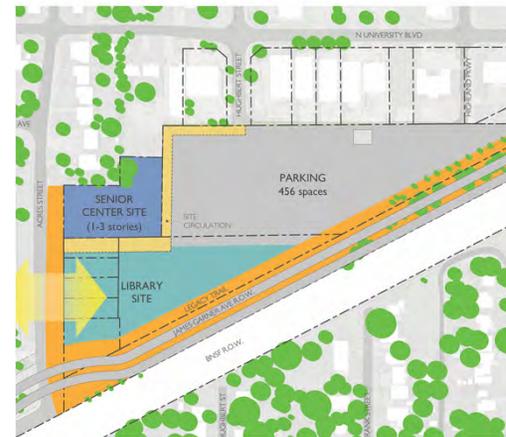
**Option AP**  
New Center  
in Andrews  
Park



**Option L3**  
New Center  
on Library site  
(west)



**Option LI**  
New Center  
conjoined  
with new  
Library



**Option L4**  
New Center on  
Acres (Apartment  
Complex)

# What this report does not do

- Provide **functional designs** for either the Senior Center or the Library except for Options EL and AP as provided by The McKinney Partnership.
- Include a detailed, **line-item cost estimate** for each option except for Option EL as provided by TMP (done under a separate contract with the City of Norman).
- Include **detailed engineering** and **transportation** analysis. This includes a time-of-day analysis for parking demand for co-located Senior Center and Library Site.

# Crucial Considerations

- A decision on the viability of options L1, L2 and L3 is required no later than **January 15, 2016** in order to meet the schedule and budget limits of the library project.
- NORMAN FORWARD **funding** required for **land acquisition** for Option L4 may impact the feasibility of other NORMAN FORWARD projects identified in the Ordinance.
- NORMAN FORWARD **funding** for the **Senior Center Building** and **site development** will be required for Options AP, L1, L2, L3 and L4 which may impact the feasibility of other NORMAN FORWARD projects identified in the Ordinance.
- Determination by the City of Norman **if 2008 bond funding may be used for alternate sites.**

# Overall Goals

Program	Parking	Area Gross SF	# Floors
Stand Alone Library	345	82,000	3 floors or less
Stand Alone Senior Center	100	21,000	1
Stand Alone Senior Center	100	23,000	2 or 3 floors
Proximate	400	as above	as above

**Parking** : The City will have to determine if they will restrict parking for the Senior Center from 8:00AM - 5:00 PM Monday-Friday or allow all public parking to be used unrestricted by the citizens.

**Area**: The area for any Senior Center with more than one floor will require additional square feet for elevators, mechanical shafts, stairs, and circulation inefficiencies. We have include an additional 10% floor area.

# Specific Goals

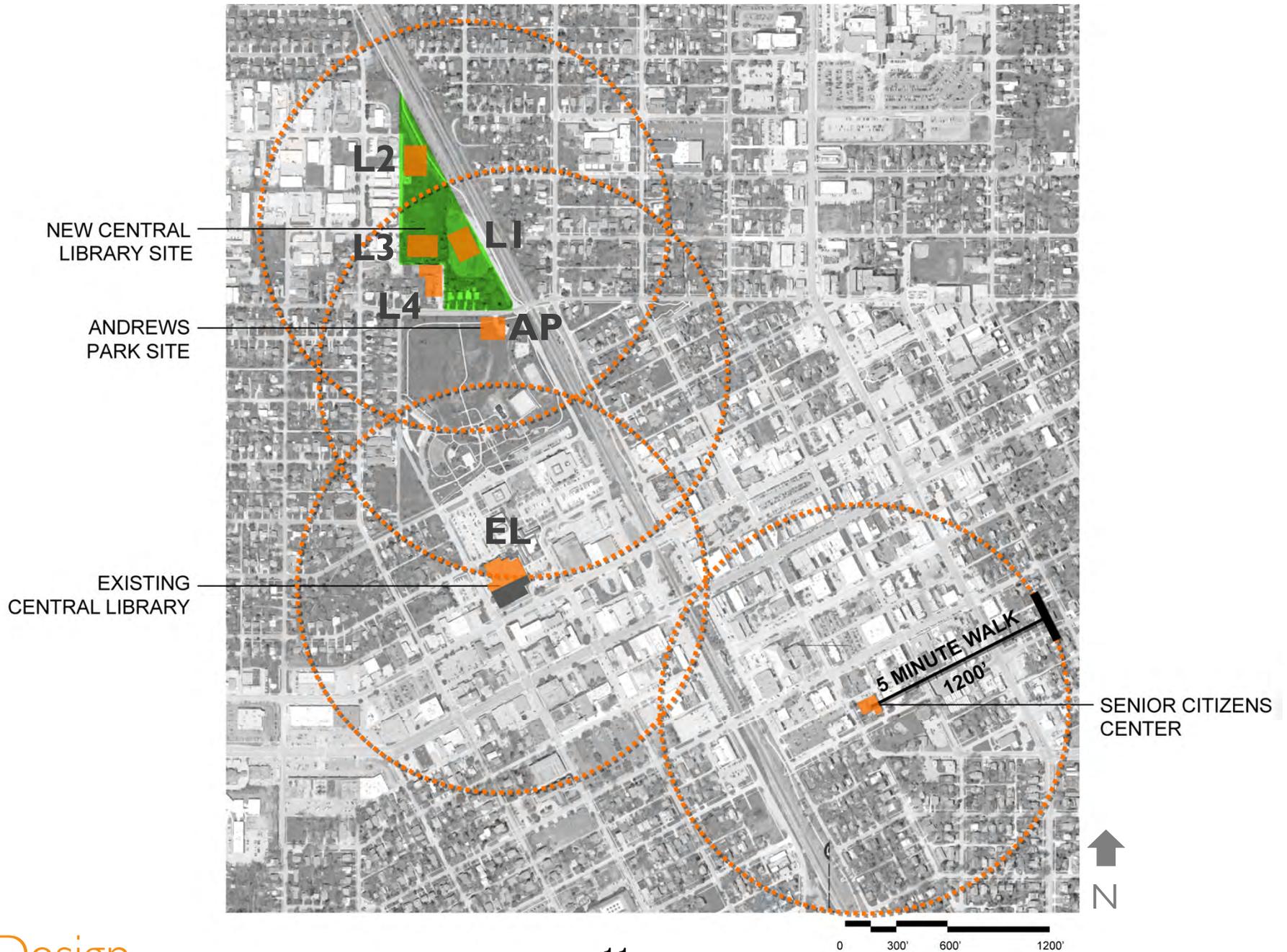
Program	Site	Building	Civic
Library	Direct access to building; Drop-off; Service access; drive-up book-drop	Space for future expansion of $\geq 30\%$ of area	Clear entry, supports the city planning goals; identity
Senior Center	Direct access to building via 7' walkways; 2 outdoor courtyards	Single floor	Clear entry, supports the city planning goals; identity
Both	Access to Andrews Park; minimum competition for "dedicated" public parking	Access to daylight; civic quality and presence; reasonable proximity; identity	Clear entry, supports the city planning goals; identity

# Parking Calculations

	<b>GSF</b>	<b>Min Spaces</b>	<b>Max Spaces</b>	<b>Recommended</b>
Library	82,000	246	328	325
Library Staff		15	20	20
<b>Total Library</b>				<b>345</b>
Senior Center			<i># of spaces provided by TMP</i>	100
<b>Total</b>			<i># of spaces if each facility is stand alone</i>	<b>445</b>
<b>Total</b>			<i># of spaces if parking lot is shared</i>	<b>400</b>

Final determination of minimum parking will require a detailed parking time-of-day study to ensure adequate on-site parking. All parking is public and can be used by any citizen. Additional parking in Andrews Park may be necessary in the future. Option AP has 107 spaces.

# Potential Senior Center Locations



# Option EL: Existing Library



# Option EL: Existing Library

(The McKinney Partnership)

- When complete, will be a **new facility**.
- **Meets** all **program** requirements
- **Direct access** to required parking; **bus drop-off exists**; includes **courtyards**.
- Requires an **additional \$651K**.
- **Schedule** dependent on library vacate date
- Consistent with 2008 GO Bonds with **no negative impact** on other NORMAN FORWARD projects.
- **Sustainable**. Makes use of building shell (embodied energy) and existing parking (demand changes after library moves.)
- Allows for **future expansion**.



# Andrews Park: Existing

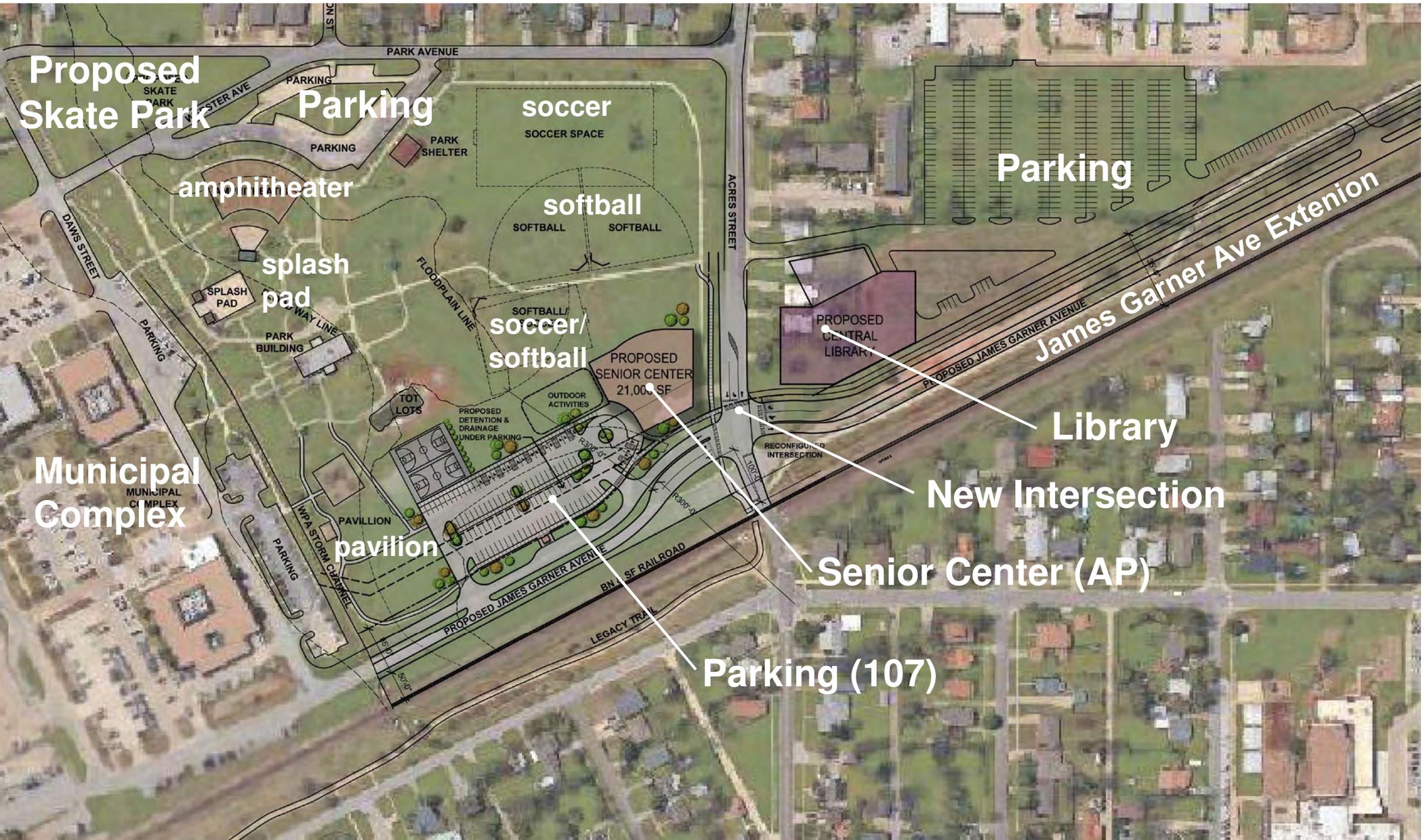


Library Site

Parking  
Skate Park

Water / Storage Tanks  
(out of service)

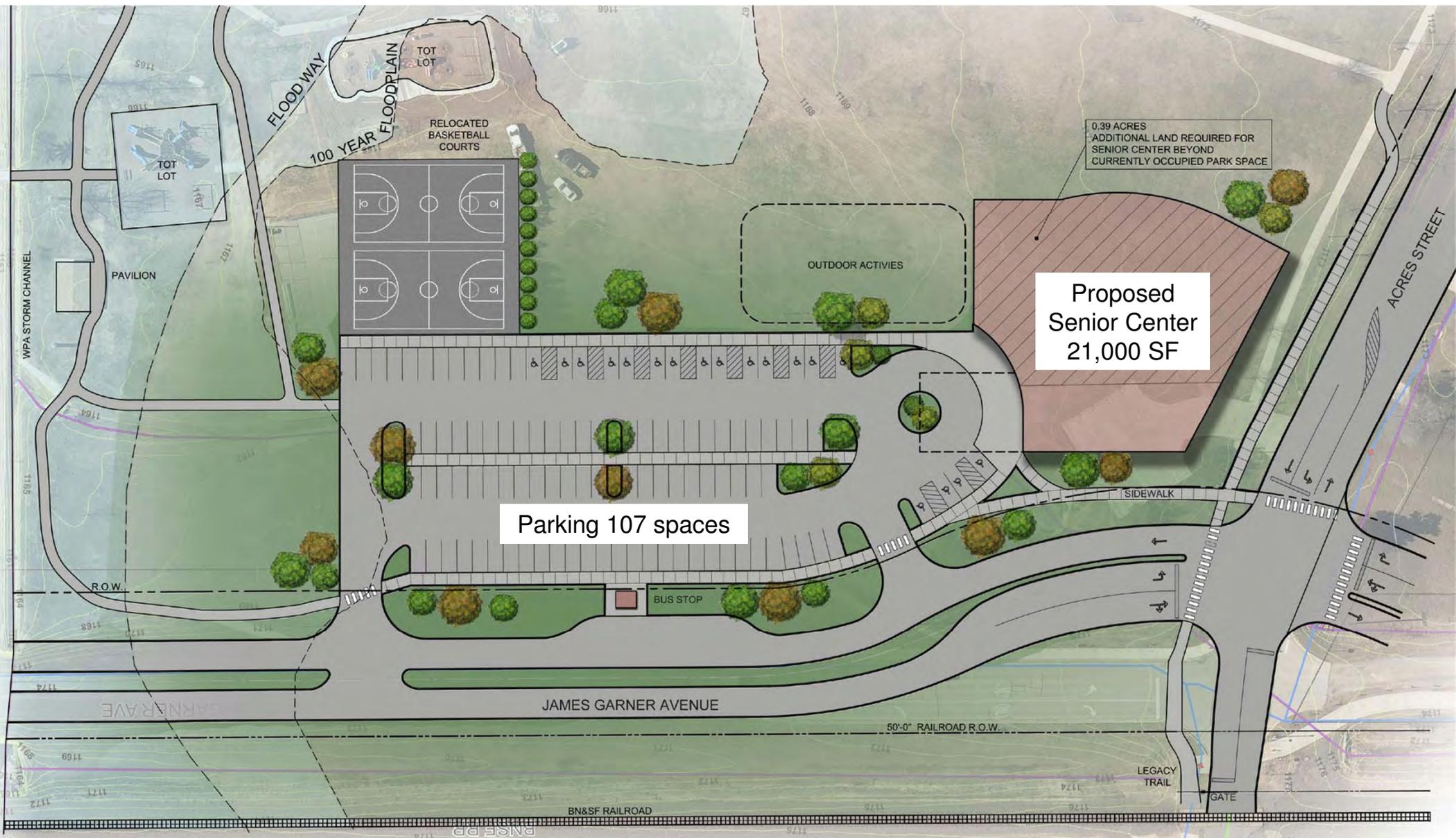
# Andrews Park: Master Plan



# Andrews Park: Option AP Land



# Option AP: Andrews Park

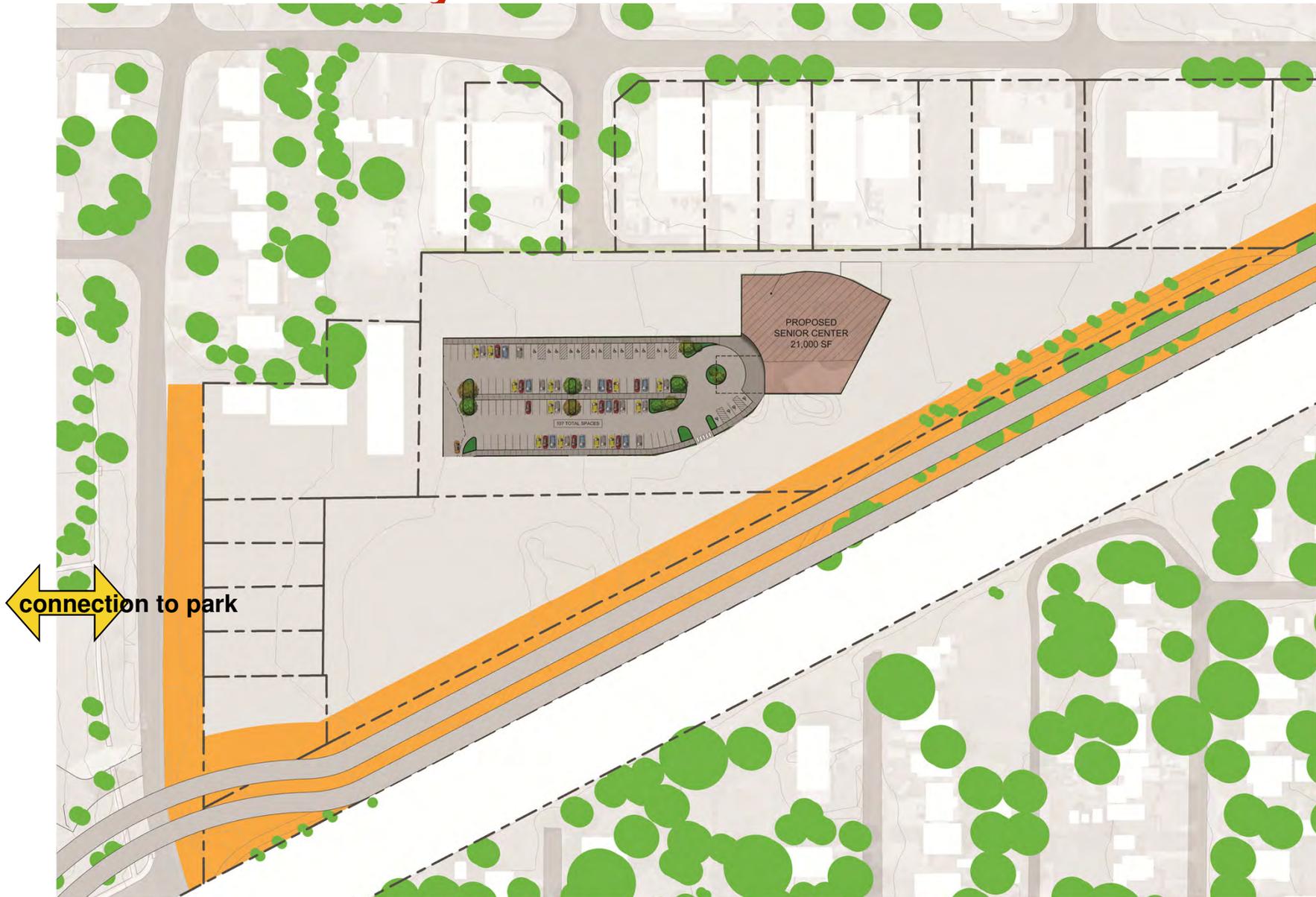


# Option AP: Andrews Park

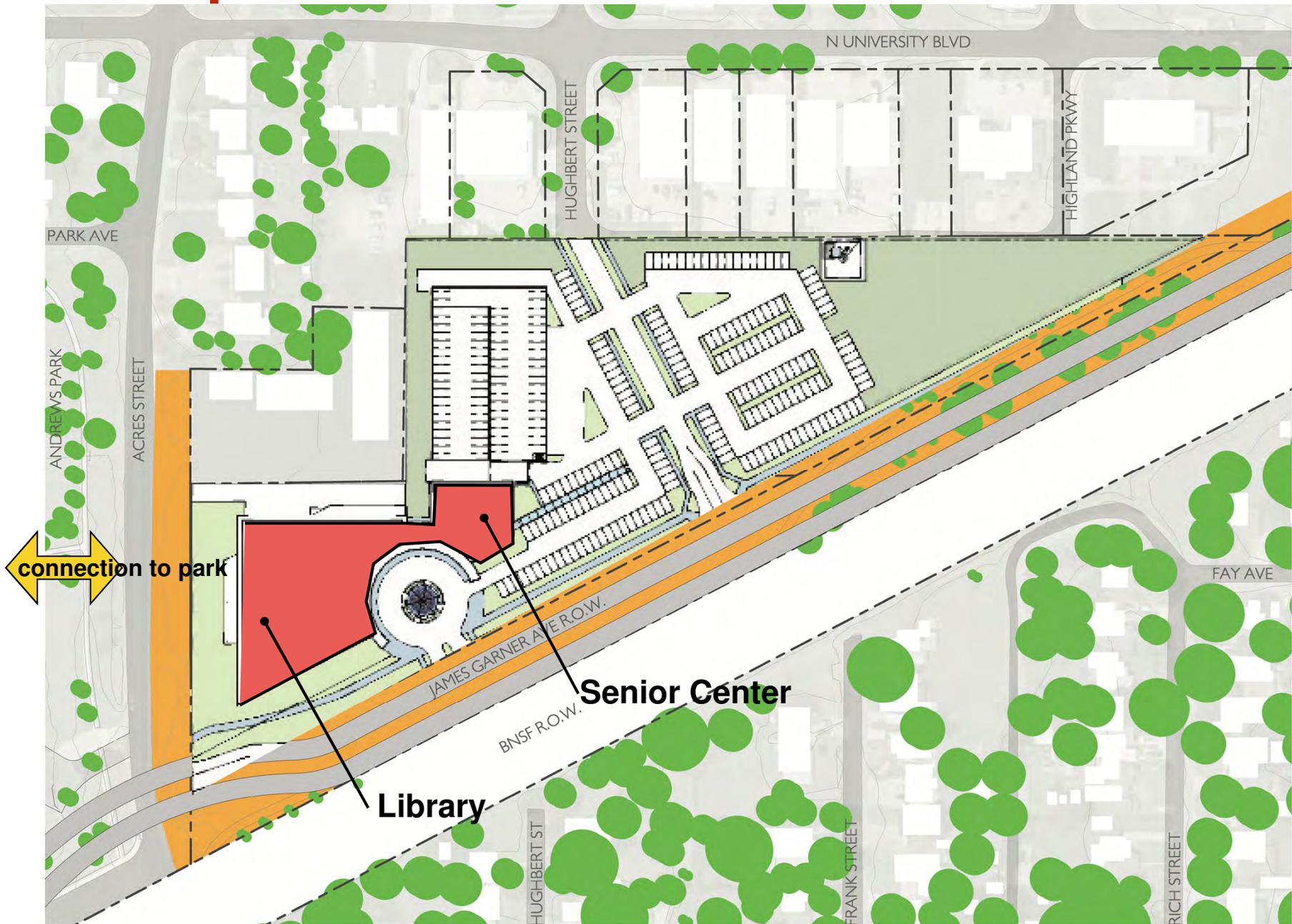
- **New facility**; meets all program requirements.
- Proximate location to the Central Branch Library.
- **Direct access** to required parking; park and library visitors will use this parking
- Requires an **additional \$6.1M to \$10.5M depending on availability of 2008 GO Bond funds.**
- Requires 0.39 acres in addition to land already paved or occupied.
- **Earliest** potential opening date for Senior Center



# Option AP: Scale Comparison to Library Site North of Acres

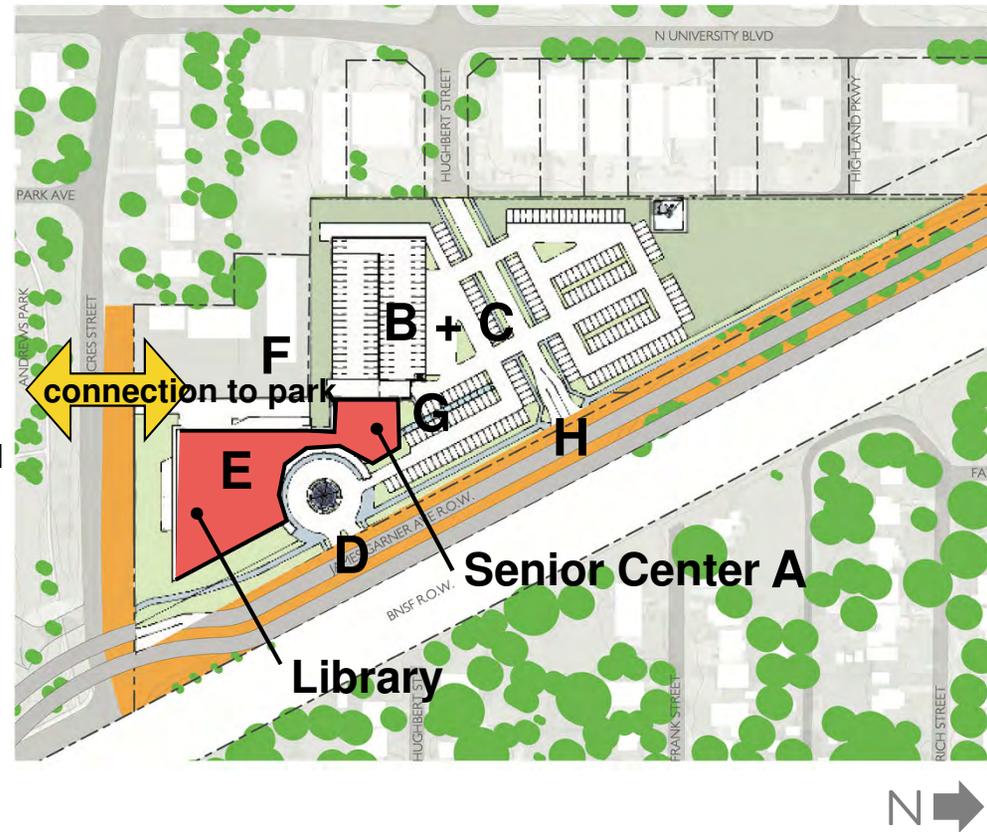


# Option L1 (joined to new Central Library)

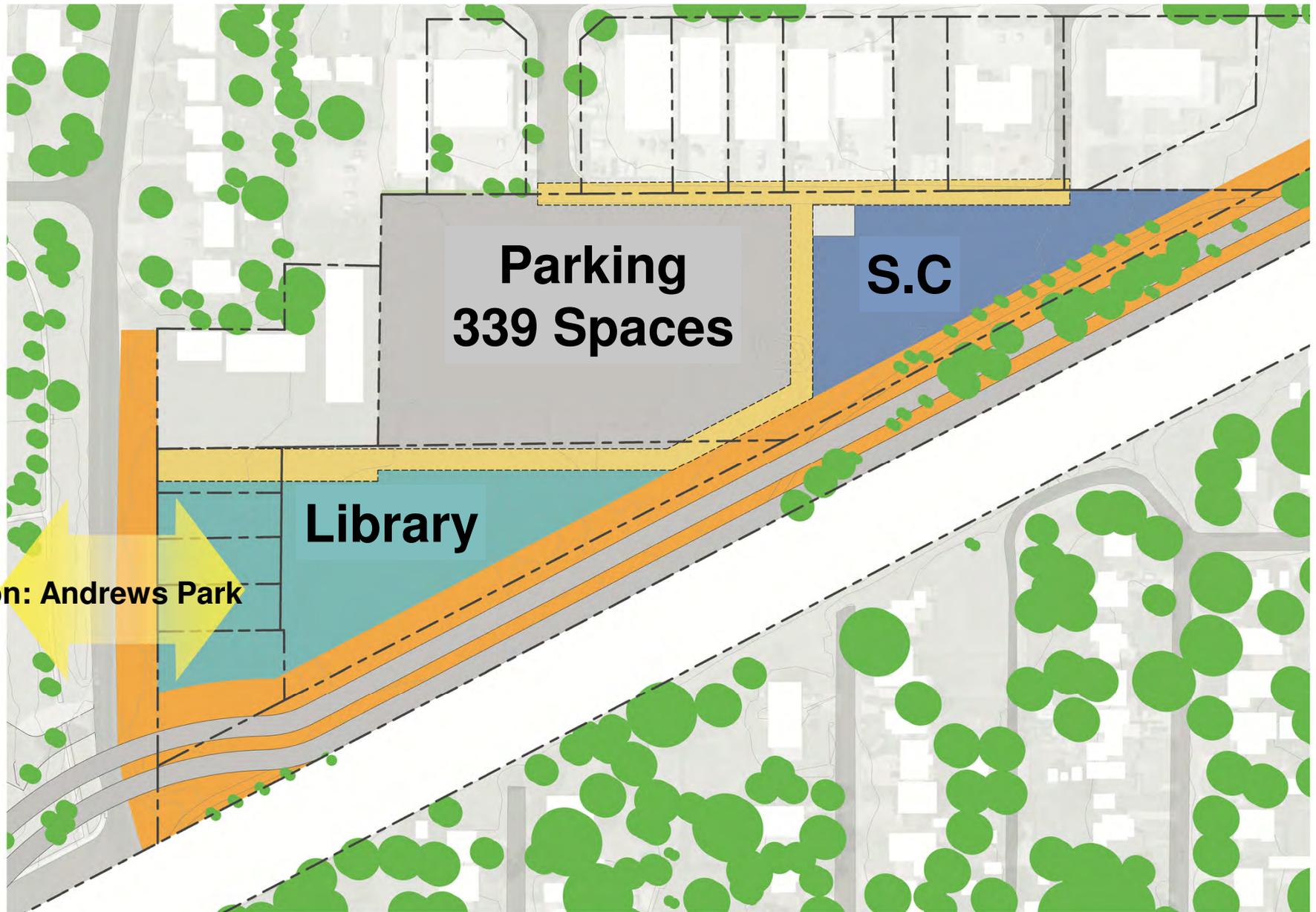


# Option L1 (joined to new Central Library)

- A. Requires a **3-story Senior Center**
- B. Senior Center and **loading dock become “front door”** from the parking areas.
- C. Library **parking access is too remote** and is chaotic. Requires structured parking.
- D. **Cul-de-sac** radius is minimum and **conflicts** with passenger drop-off, pedestrian safety. The entrance and exit to the Cul-de-sac is too close to James Garner Ave. The required drive-up book return is not feasible.
- E. **Library guiding principles compromised** including clarity of front door, flexibility, ease of use, future expansion, identity, access to outdoor spaces. Pedestrian connection to Andrews Park compromised by location of service drives.
- F. **Service deliveries are very compromised.** Will require backing-in of delivery trucks.
- G. No **Senior Center outdoor spaces** as required by program.
- H. Requires **complete rethinking of James Garner Ave**; proposes transportation options that are not planned or vetted. Two entrances from James Garner Ave could be confusing to users. No stacking for right turn onto James Garner Ave during peak times provided.
- I. Requires an **additional \$13.65M**
- J. Library project will be **delayed at least one year**; minimum inflation impact will be ~\$1.875M
- K. Requires **10% more SF** for stairs, elevators; Requires structured 2nd and 3rd floor.

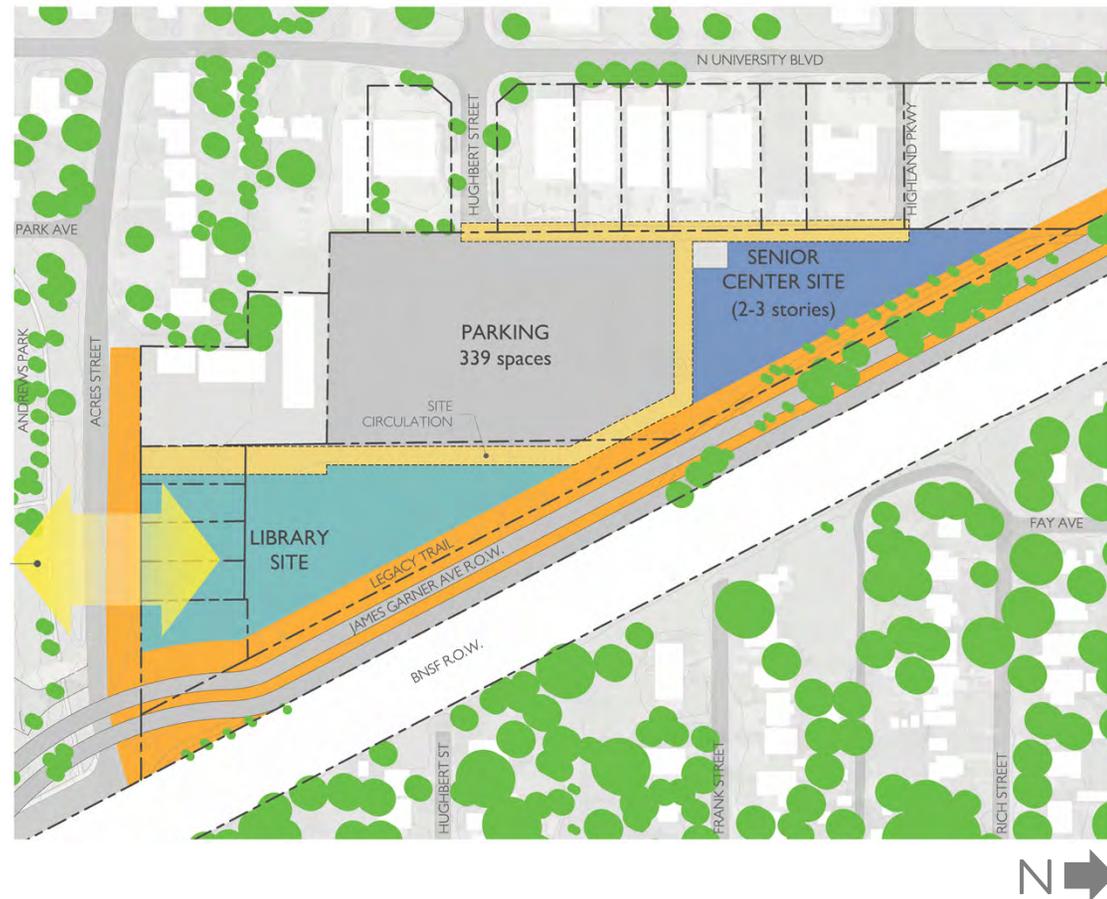


# Option L2 (On North end of library site)

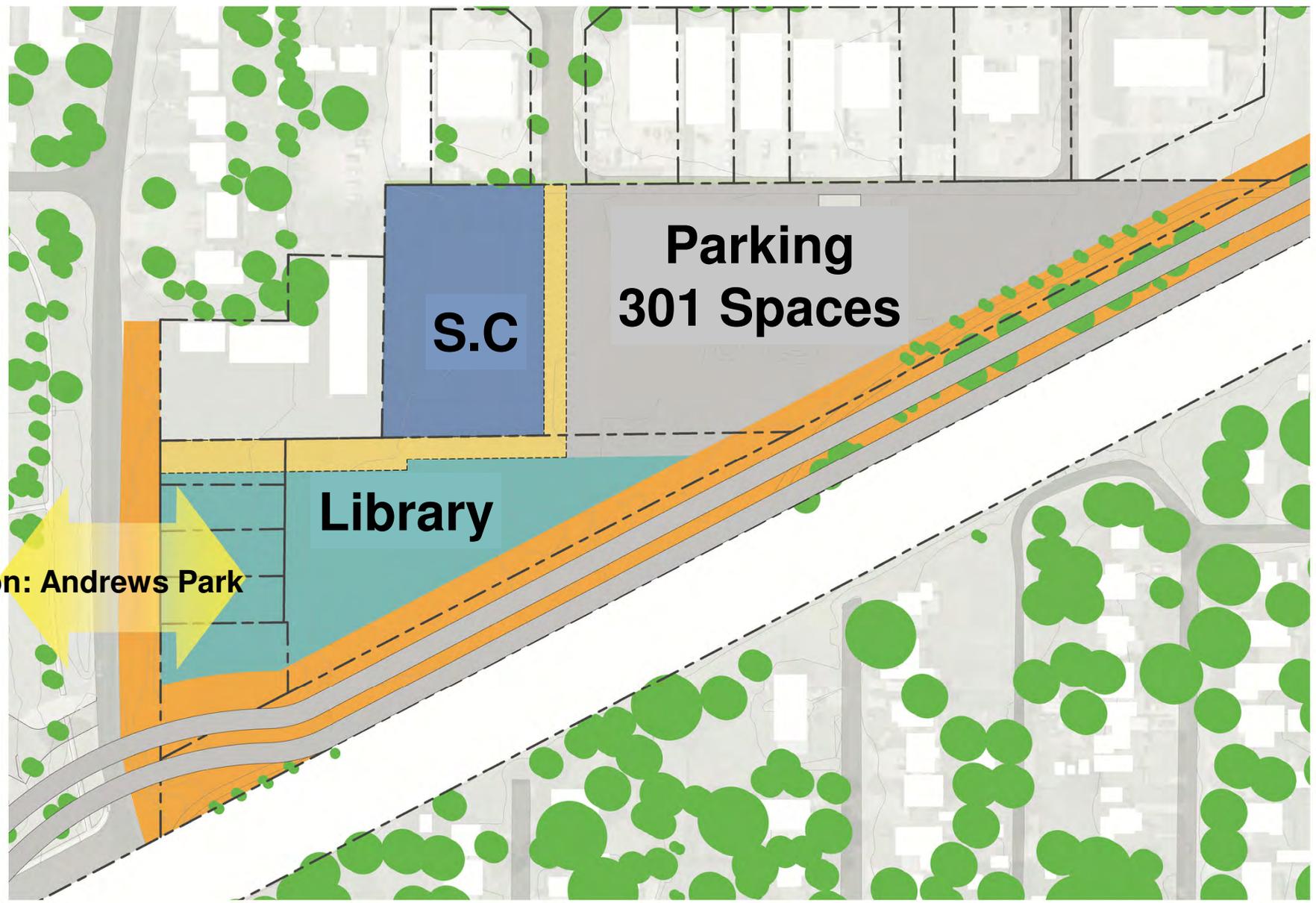


# Option L2 (On North end of library site)

- **New facility**; requires 2 stories (possibly 3)
- **Direct access** to required parking
- Additional parking may be required in the future depending on demand.
- Requires **additional \$9.76M**
- **Marginally proximate**; will require long walking distance to library.
- Direct **Access to Legacy Trail**
- Library can proceed on **schedule**
- **No additional land** required

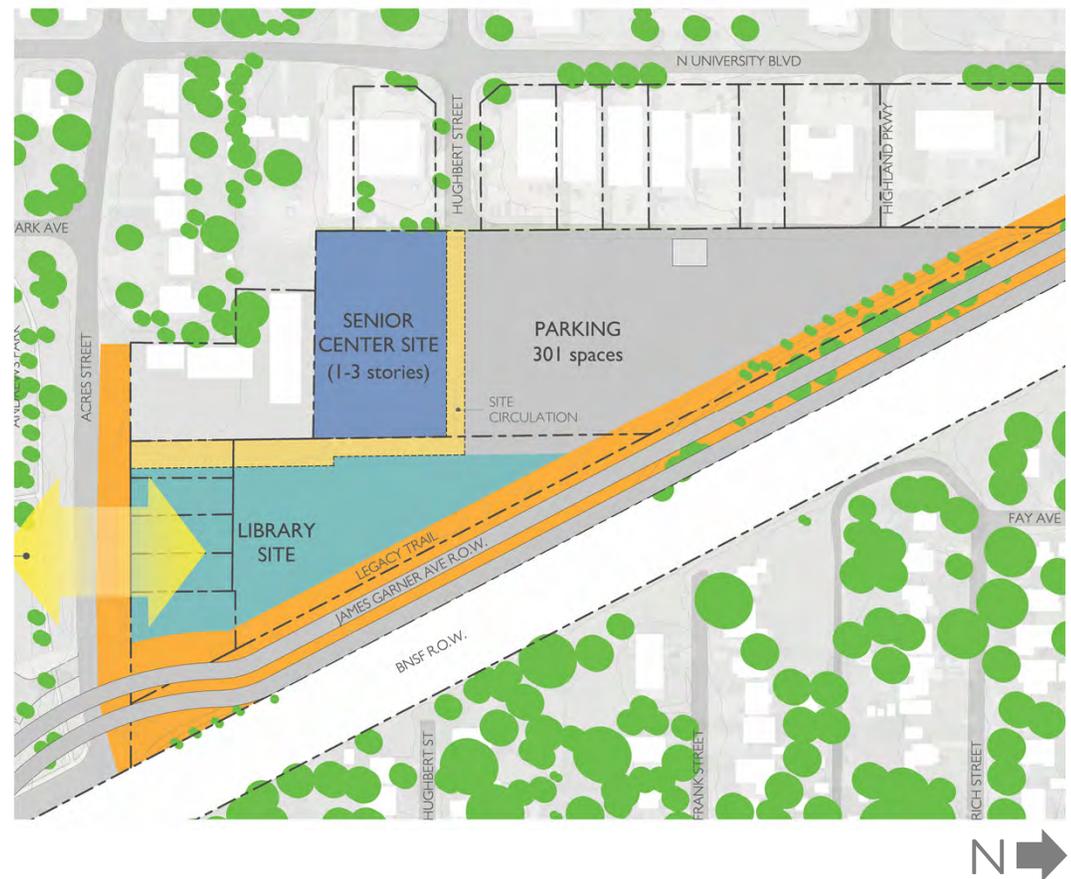


# Option L3 (On West end of library site)

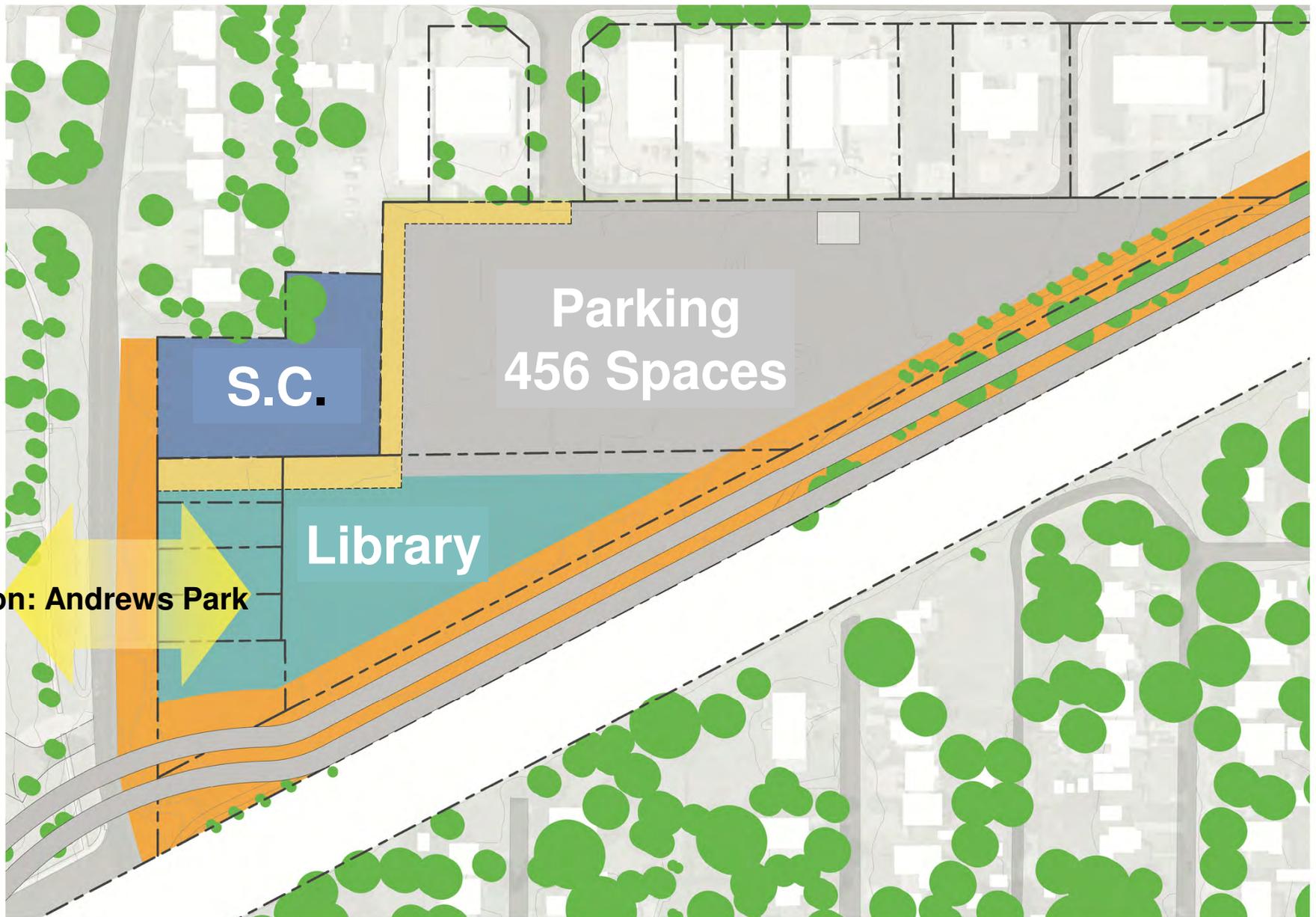


# Option L3 (On West end of library site)

- **New facility**; requires 1 to 3 floors depending on set-backs, courtyards and access options. Single level assumed for costing and is located on top of parking structure. No space in 1-level option for outdoor activities.
- **Requires parking structure** to add 100 cars.
- **Library parking access is too remote** and very problematic
- **No land acquisition** required.
- Requires an **additional \$12.54M**
- Library project will be **delayed**
- Allows for separate identities of Senior Center and Library



# Option L4 (Additional land on Acres)



# Option L4 (Additional land on Acres)

- **New facility**; requires 1-2 stories
- **Direct access** to required parking
- Requires **additional \$9.0M plus additional land cost of \$TBD**
- **Fronts Andrews Park** and is **proximate** to the library.
- Library can proceed on **schedule**
- Requires **additional land** and removes taxable housing from the city.



# Required Land Area

Option	Location	Library	Parking + Circulation	Senior Center
EL	Current Central Library	NA	64,800	20,600
AP	East Andrews Park	NA	72,539	21,000
L1	Joined to New Central Library	<i>This option <b>cannot be compared</b> to the others since the buildings are conjoined and parking is shared</i>		
L2	New Site - Central North	75,700	145,400	47,500
L3	New Site - Central West	77,550	143,550	47,500
L4	New Site - Acres (Apartment Complex)	77,600	191,000	38,400

# Parking

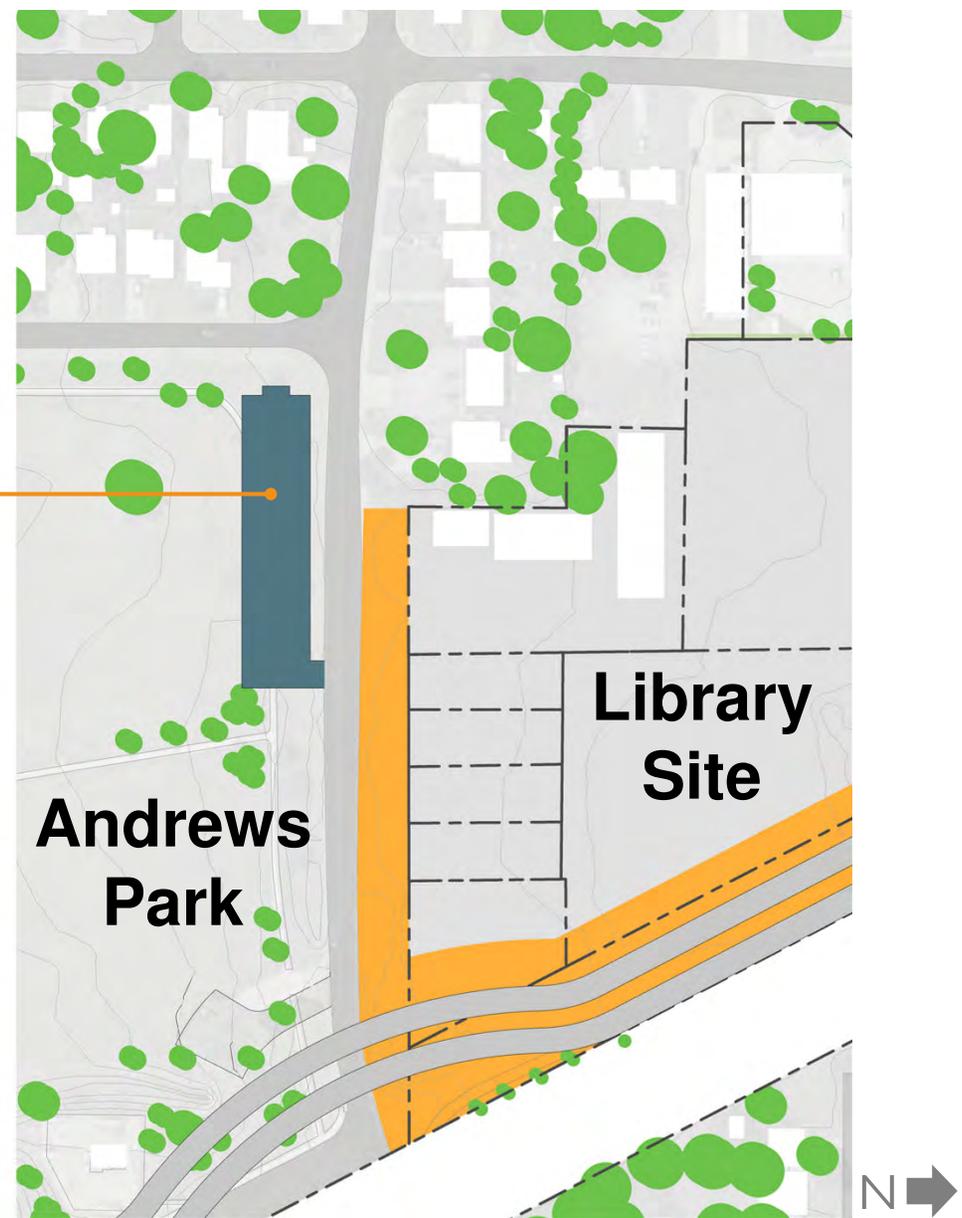
Option	Location	Site Parking Available	Senior Center	Minimum Required	+/-
EL	Current Central Library	NA	100	100	0
AP	East Andrews Park	NA	107	100	7
L1	Joined to New Central Library	345	100	400	45
L2	New Site - Central North	339	shared	400	(61)
L3	New Site – Central West	301	shared	400	(99)
L4	New Site – Acres (Apartment Complex)	456	shared	400	56

Option L1 and L3 include a 100 space parking structure.

### 50 Spaces

This parking lot may be required in the future for option where the Senior Center is co-located with the library and the on-site parking is less than 400 spaces. The entry would align with the library entry drive.

 ROW related to Library site



# Future expansion parking

# Project Budgets

<b>Building</b>	<b>Project Budget</b>	<b>Project Estimate</b>	<b>Variance</b>
Library (approved in 2015)	\$39,000,000	\$39,000,000	\$0
Senior Center in the existing library (approved in 2008)	\$4,418,260	\$5,069,366	\$651,106

# Pros and Cons of Senior Center Options

● Pro ● Con ● Marginal

Issue	EL	AP	L1	L2	L3	L4
Parking	●	●	●	●	●	●
Single Level	●	●	●	●	●	●
Expansion Space	●	●	●	●	●	●
Direct Access	●	●	●	●	●	●
Proximity to the Library	●	●	●	●	●	●
NORMAN FORWARD Budget Consideration	●	●	●	●	●	●
Identity and Civic Presence	●	●	●	●	●	●
Project can proceed on schedule	●	●	●	●	●	●

# Impact of Senior Center Options on Library

● Neutral Impact   
 ● Positive Impact   
 ● Negative Impact   
 ● Compromised

Issue	EL	AP	L1	L2	L3	L4
Parking	●	●	●	●	●	●
Service, Access + Drive-up book return	●	●	●	●	●	●
Pedestrian Movement	●	●	●	●	●	●
Proximate to the Library	●	●	●	●	●	●
Future Expansion	●	●	●	●	●	●
Program and Function	●	●	●	●	●	●
Civic Presence and Identity	●	●	●	●	●	●

# Conclusions

**Good Overall Options** for Further Consideration  
Options **EL**, **AP** and **L4**

**Eliminate** from Further Consideration  
Options **L1**, **L2** and **L3**

# Summary Conclusions

## Best Overall Options

- **Option EL** (Current Library Site)
  - Funding is in place
  - No adverse impact on other NORMAN FORWARD projects
  - No delay to the Central Library Project
- **Option AP** (East Andrews Park)
  - May be able to utilize the 2008 G.O. Bond Funding
  - Other than option EL, would have the least potential adverse impact on other NORMAN FORWARD projects and no delay to the Central Library project.
  - Earliest opening date (24 month duration)
- **Option L4** (north of Acres at Apartment Complex)
  - Land acquisition cost unknown
  - Most potential adverse impact on funding other NORMAN FORWARD projects
  - No delay to Central Library project

# Summary Conclusions

## Eliminate from Further Considerations

- **Option L1** (Joined to New Central Library)
  - Compromises guiding principles of the Central Library project
  - Site and road way access is severely compromised
  - Requires multiple floors; no exterior space for Senior Center
  - Delays the Central Library project for at least one year and increases costs
- **Option L2** (North of New Library Site)
  - Senior Center isolated from Library and requires multiple floors
  - No connection of Senior Center to city or Park
  - Requires multiple floors; no exterior space for Senior Center
  - Delays the Central Library project for at least one year and increases costs
- **Option L3** (West of New Library Site)
  - Requires multiple floors; no exterior space for Senior Center
  - Senior Center on top of parking garage; no grade level access for outdoor activities
  - Congested delivery, passenger drop-off and bus access.
  - Delays the Central Library project for at least one year and increases costs

Memorandum

December 31, 2015

To: Steve Lewis, City of Norman, City Manager  
From: Jeffrey A Scherer, FAIA, Founding Principal  
Copy: Matthew Krontorad, AIA, Principal; Kate Michaud, Project Architect  
Richard McKinney, The McKinney Partnership  
Anne Master, Director; Lisa Wells, Deputy Director, Pioneer Library System  
Terry Floyd, Development Coordinator and Department Heads, City of Norman  
Re: Norman Senior Center Site Study

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I am attaching to this memorandum the presentation for the City Council Study Session on January 5, 2016. This presentation presents our report regarding possible locations for the Senior Center as provided for in the Owner-Architect Agreement. We have received and incorporated comments from the City of Norman, Mr. Richard McKinney, (TMP Architects), Pioneer Library System and Library Planning Associates. Please note the following:

- Options EL and AP were prepared by The McKinney Partnership (TMP). We have included these two options without further changes. The pros and cons were discussed with Mr. McKinney.
- Option LI was prepared, as far as we know, by Mr. Montgomery Johnston and provided by the City of Norman. We have had no contact with Mr. Johnston. We also do not know what constituency he represents nor the relationship of this constituency to the governing authority of the Senior Center.

Project Budgets:

Attached is an estimate of the Project Budgets for each Option. Note the following:

- 2008 G.O. bond funding for Option AP is subject to Bond Counsel and Attorney General Review (\*)
- TMP provided all cost data used in this report for Options EL and AP.
- The base quality and functional assumptions used by TMP were then extrapolated for Options LI – L4. Inflation was assumed to be 3% per annum, compounded. Parking garage costs were based on recent bid costs from MSR Design projects in Oklahoma and from data provided by two Construction Managers. Multilevel projects (Options LI + L3) include additional costs for elevators, stairs, structure, etc. A project contingency of 15% was included since these estimates are not based on designs nor detailed site information.
- No Land acquisition costs have been included in Option L4.
- The building costs related to Options LI - L4 were extrapolated from the budget figures provided TMP for Option AP. The site cost for each of these four options was prorated based on square feet for each facility divided by the combined square feet. Please note that additional costs for elevators, stairs, mechanical chases, etc were added for multi-story options.

Based on the attached estimates, the shortfall in funding is as follows:

Option	Location	2008 GO Bond Allocation	Building + Site	Additional Funds Needed
EL	Current Central Library	\$4,418,260	\$5.069M	\$651K
AP	East Andrews Park	\$4,418,260*	\$10.54M	\$6.12M
L1	Joined to New Central Library	N/A	\$13.65M	\$13.65M
L2	New Site – Central North	N/A	\$9.77M	\$9.77M
L3	New Site – Central West	N/A	\$12,54M	\$12.54M
L4	New Site - w/Apartment	N/A	\$9.00M	\$9.0M + Land

**Parking**

Final determination of minimum parking will require a detailed parking time-of-day study to ensure adequate on-site parking. Additional parking in Andrews Park may be necessary in the future for options that co-locate the library and the senior center on the same site with shared parking. Option AP has 107 spaces as provided in the concept design by TMP Architects.

	GSF	Minimum Parking Spaces	Max Spaces	Recommended
Library	82,000	246	328	325
Library Staff		15	20	20
<b>Total Library</b>				<b>345</b>
Senior Center	21,000	# of spaces provided by TMP and Lifespan Consultants		100
<b>Total</b>		# of spaces if each facility is stand alone		<b>445</b>
<b>Total</b>		# of spaces if parking lot is shared		<b>400</b>

## Senior Center Project Budgets

31 December 2015

Option	EL	AP	LI	L2	L3	L4
Location	Current Central Library	East Andrews Park	Joined to New Central Library	New Site North	New Site West w/ Parking Garage	New Site w/ Apartment Complex
Gross square Feet	20,600	21,000	23,100	23,100	21,000	21,000
Building Cost per GSF	\$158.88	\$265.00	\$291.50	\$265.00	\$291.50	\$265.00
Parking Structure	\$0.00	\$0.00	\$107	\$0.00	\$107	\$0.00
Food Service Equipment Cost per GSF	\$9.28	\$9.06	\$8.23	\$8.23	\$9.06	\$9.06
Furniture, Fixtures and Eqt per GSF	\$17.81	\$17.47	\$15.88	\$15.88	\$17.47	\$17.47
Site Development (Senior Center apportionment for co-located sites)	INC	\$1,841,895	\$705,660	\$705,660	\$705,660	\$690,000
Credit for Surface Parking w Parking Garage	NA	NA	(\$150,000)	NA	(\$150,000)	NA
Subtotal	\$3,831,017	\$7,964,025	\$10,318,140	\$7,384,290	\$9,484,290	\$6,812,130
Inflation	\$264,410	\$477,842	\$619,088	\$443,057	\$569,057	\$408,728
Subtotal	\$4,095,427	\$8,441,867	\$10,937,228	\$7,827,347	\$10,053,347	\$7,220,858
Professional Services + Expenses	\$397,139	\$825,192	\$1,069,114	\$765,123	\$982,715	\$705,839
Contingency at 15%	576,800	\$1,266,280	\$1,640,584	\$1,174,102	\$1,508,002	\$1,083,129
2008 G.O. Bond Funding*	\$4,418,260	\$4,418,260	N/A	N/A	N/A	N/A
After application of 2008 GO Bond Funding	\$651,106	\$6,115,079	N/A	N/A	N/A	N/A
<b>TOTAL</b>	<b>\$5,069,366</b>	<b>\$10,533,339</b>	<b>\$13,646,927</b>	<b>\$9,766,573</b>	<b>\$12,544,064</b>	<b>\$9,009,825**</b>

\* 2008 G.O. bond funding for Option AP is subject to Bond Counsel and Attorney General Review

\*\* Option L4 estimate does not include land costs.

Cost data for Options EL and AP provided by The McKinney Partnership (TMP). The base quality and functional assumptions used by TMP were then extrapolated for Options LI-L4. Land acquisition costs were provided by the City of Norman. Inflation was assumed to be 3% per annum, compounded. Parking garage costs were based on recent bid costs from MSR Design projects in Oklahoma and from data provided by two Construction Managers. Multilevel projects (Options LI + L3) include additional costs for elevators, stairs, structure, etc.



31 December 2015

Mr. Steve Lewis  
City Manager  
City of Norman  
201 West Gray Street  
Norman, OK 73070

Re: Site Option AP Study for Proposed Senior Citizen's Center  
Andrews Park Site, Norman, OK

Mr. Lewis :

Per your request, The McKinney Partnership has prepared a Site Feasibility Study for a Proposed Senior Citizens Center located along the eastern border of Andrews Park, referred to as "Site Option AP".

I offer the following Summary of our Study:

### **Existing Site**

Andrews Park contains more or less 17.56 acres. The east portion of the park being considered is bordered by Acres Street on the north, James Garner on the east and an existing WPA stone drainage channel on the south (Refer to attached **Proposed Master Plan-Option AP**). The proposed site area presently contains a skate board park, parking lot, abandoned underground concrete water storage tank, two basketball courts and an open recessed drainage ditch that conveys storm water south to the existing stone channel.

The WPA channel is centered within a flood zone that includes both the 100-year flood way and 100-year flood plain. This zone borders the southern end of the Site AP.

The park area that currently encompasses the skate park, parking lot, storage tank, basketball courts and drainage ditch totals approximately 1.77 acres.

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## Proposed Park Master Plan

The proposed Master Plan for the park and surrounding areas to the east, north and west incorporate the following new components:

- Construction of a new divided and landscaped James Garner Avenue that will extend from Gray Street to Robinson. This roadway improvement will also require the shifting of the James Garner / Acres intersection west to accommodate increased traffic and the required 100' of stack space at the train crossing. Also included will be the relocation of portions of Legacy Trail away from the train tracks and closer to the new Central Library.
- Revisions to Acres Street to accommodate the new library and proposed Senior Citizen's Center.
- Construction of a new 81,000 SF Central Library with parking and site amenities on the north side of Acres opposite the proposed Senior Citizen's Center.
- Directly across Acres Street from the new library will be the proposed 21,000 SF single level Senior Citizen's Center with associated parking, site amenities, landscaping and outdoor activity space. Also included in the site work will be an underground concrete drainage box to accommodate the rerouting of the water from the existing open storm ditch. Also planned is storm water detention beneath the new parking lot to accommodate storm water from the Senior Center and the concrete ditch which will require approval as the open narrow ditch is presently included within the 100-year flood plain.
- The basketball courts will be relocated slightly and the existing concrete water tank removed to accommodate the new parking.
- The proposed 107 space parking lot can also serve the overall park during the evenings and weekends.
- The relocation of a new skate board park to the southwest corner of the park.
- Existing softball and athletic areas will all be preserved. With minimal change.

The additional site area required for the proposed Senior Citizen's Center, beyond the 1.77 acres currently occupied, totals approximately 0.39 acres (Refer **Existing Park Plan with Option AP Land Areas**)

## Proposed Senior Citizen's Center Site Plan

The proposed Senior Citizen's Center site (Refer attached **Site Option AP**) provides parking for 107 cars within a well landscaped and illuminated parking area. This total includes 18 handicap spaces conveniently located near the main entry. Fully accessible pedestrian walks lead from every parking space directly to the Center. A CART bus stop is located adjacent to the Center and is connected to a broad covered entry drop off via an accessible walkway. A wide well-lit section of Legacy Trail will also extend from the Senior Center to the Library entry directly across Acres Street, a distance of approximately 120 yards.

Exterior covered and shaded courtyards will offer unobstructed broad views to the park and activity areas. Gardening accommodations with raised beds along with outdoor activities are located on the south side of the Center. A service area will allow for convenient food delivery and remote pick up. Specific floor plan layout, areas and functions are yet to be designed.

Andrews Park Site, Norman, OK

31 December 2015

Page 3 of 3

## Conclusion

Overall, this proposed Site Option AP for the Senior Citizen's Center in central Norman encompasses a total of approximately 2.16 acres, much of which is currently covered with parking and other concrete paved uses. The site will afford immediate access to Andrews Park and the new Central Library along with convenient vehicular access from the James Garner Avenue.

Please advise if you require further information or have questions.

Respectfully,

A handwritten signature in black ink, appearing to read "R. McKinney, Jr.", with a large, stylized loop at the bottom.

Richard S. McKinney, Jr., AIA  
President

Attachments



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Project:

SENIOR CITIZENS CENTER  
ANDREWS PARK  
SITE FEASIBILITY STUDY  
Norman, Oklahoma

Issue Date:  
12/30/2015

Revisions:

NO.	DESCRIPTION

Project Number:

Sheet Title:  
**PROPOSED SENIOR CITIZENS  
CENTER SITE OPTION AP**

Sheet Number:



**ANDREWS PARK - PROPOSED SENIOR CITIZEN'S CENTER SITE OPTION AP**



**ANDREW'S PARK - PROPOSED MASTER PLAN - OPTION AP**



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Project:

**SENIOR CITIZENS CENTER  
ANDREWS PARK  
SITE FEASIBILITY STUDY**  
Norman, Oklahoma

Issue Date:  
12/30/2015

Revisions:


Project Number:

Sheet Title:  
**PARK MASTER PLAN  
OPTION AP**

Sheet Number:



**ANDREW'S PARK - EXISTING PARK PLAN W/ OPTION AP LAND AREAS**



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ANDREW'S PARK  
SITE FEASIBILITY STUDY**  
Norman, Oklahoma

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12/30/2015

Revisions:


Project Number:

Sheet Title:  
**EXISTING PARK PLAN  
OPTION AP**

Sheet Number: