

CITY COUNCIL CONFERENCE

**MUNICIPAL BUILDING CONFERENCE ROOM
201 WEST GRAY, NORMAN, OK**

APRIL 9, 2015

5:00 P.M.

**1. DISCUSSION REGARDING THE FOLLOWING
COMPONENTS OF A CITIZENS' QUALITY OF LIFE
INITIATIVE ENTITLED "NORMAN FORWARD":**

- **SPORTS COMPLEX IMPROVEMENTS AT GRIFFIN
PARK, REAVES PARK AND NEW ADULT
SOFTBALL/FLAG FOOTBALL COMPLEX**
- **GRIFFIN LAND ACQUISITION**



Date: April 8, 2015
To: Steve Lewis, City Manager
From: Jud Foster, Director of Parks and Recreation
Subject: Norman Forward Information

office memorandum

Attached is information for the Norman Forward presentation scheduled for April 9, 2015. Included in this information are maps showing the proposed soccer facility improvements at Griffin Park and the proposed baseball/softball improvements at Reaves Park. Also attached are two maps relative to the Griffin Land Acquisition item. The first of those indicates parcel boundaries and lease expiration dates for land owned by the State Department of Mental Health and the second map indicates a number of local agencies that are currently utilizing Department of Mental Health property.

JF

Sutton Wilderness Area



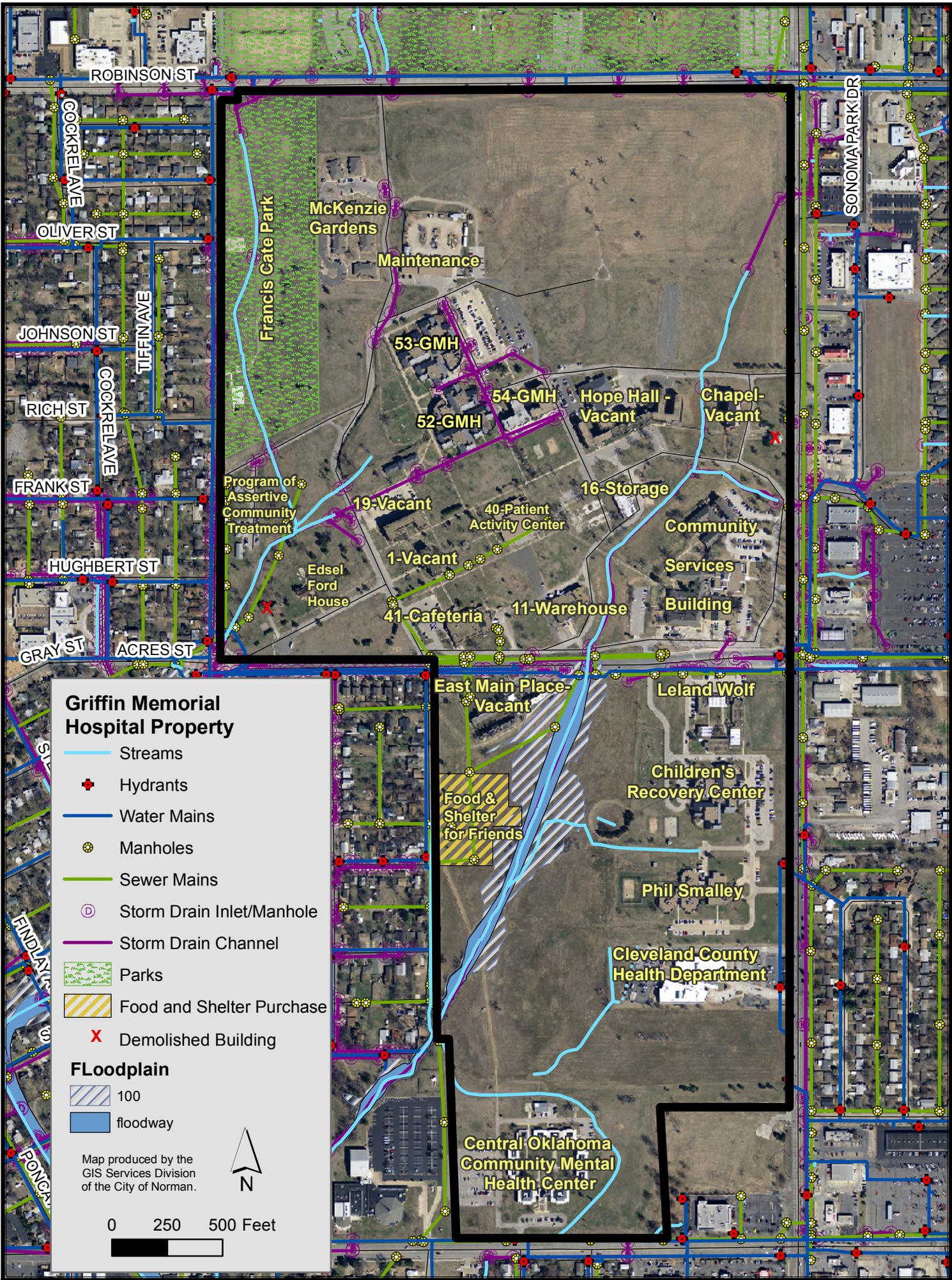
Norman Forward Griffin Park Soccer Complex





Norman Forward
Proposed Reaves Park Youth Baseball/Softball Complex





Griffin Memorial Hospital Property

-  Streams
-  Hydrants
-  Water Mains
-  Manholes
-  Sewer Mains
-  Storm Drain Inlet/Manhole
-  Storm Drain Channel
-  Parks
-  Food and Shelter Purchase
-  Demolished Building

Floodplain

-  100
-  floodway

Map produced by the GIS Services Division of the City of Norman.





Rock Creek Rd.

CITY OF NORMAN

SUTTON WILDERNESS

STATE PROPERTY CITY LEASE EXPIRES 2078

GRIFFIN COMMUNITY PARK

STATE PROPERTY CITY LEASE

EXPIRES 2033

CITY OF NORMAN WATER TREATMENT PLANT

24th Ave.

FRANCES CATE PARK

STATE PROPERTY CITY LEASE

EXPIRES 2027

Robinson St.

GRIFFIN MEMORIAL STATE HOSPITAL

Main St.

12th St.

STATE PROPERTY

Alameda St.

Norman Forward - State Lease Parcels





TO: Mayor & City Council
THRU: Steve Lewis, City Manager
FROM: Terry Floyd, Development Coordinator
DATE: April 8, 2015
SUBJECT: Public Arts Funding for NORMAN FORWARD

As part of the recent City Council Work Sessions for NORMAN FORWARD, Council has discussed potential funding for public art components for projects included in the NORMAN FORWARD project package. In an effort to provide Council information regarding components and potential application of a public arts ordinance to provide art funding for these projects, the following information is provided.

Public Arts Ordinance Research

Qualifying Criteria

Staff has researched public art ordinances in Oklahoma City, Edmond, Tulsa and larger cities across the country to determine criteria and percentages for use of funding for public art associated with public construction projects. Generally, these ordinances include a 1% funding component for public art when public projects matching certain criteria are built.

Although there are variations among the ordinances researched, typically the qualifying project criteria in these ordinances include:

- Public buildings visited by the public
- Large renovations of public buildings
- Major additions or renovations to public parks

Some cities do establish project qualification criteria based upon total project cost threshold that can include road and other construction projects in the public right-of-way.

Definition of Public Art

Public art criteria are defined in some ordinances researched, and generally include the types of art as defined in the City of Norman ordinances.

Public art is defined in City of Norman Code 4-201(b) as:

"...all forms of original creations of visual art, except for blasphemous material as defined by Section 901 of Title 21 of the Oklahoma Statutes or indecent or obscene material as defined by Section 1024.1 of Title 21 of the Oklahoma Statutes, including, but not limited to:

- (1) Sculptures, in any material or combination of materials, where in the round, bas-relief, high relief, mobile, fountain, kinetic, or electronic,*
- (2) Painting, including murals and frescoes,*
- (3) Mosaic,*
- (4) Photography,*
- (5) Fine crafts made from clay, fiber and textiles, wood, glass, metal, plastics or any other material, or any combination thereof,*
- (6) Drawing,*
- (7) Calligraphy,*
- (8) Mixed media composed of any combination of forms or media,*

(over)

- (9) Unique architectural stylings or embellishments, including architectural crafts,
- (10) Ornamental gateways, and
- (11) Restoration or renovation of existing works of art of historical significance.

Approval of Public Art

In public arts ordinances researched by staff, public art and placement are approved by public arts committees or other organizations defined within the ordinance. Public art and placement is approved in the City of Norman ordinances by the Norman Arts Council, upon recommendation of the Public Arts Board. The Public Arts Board consists of three members to be nominated by the Mayor and confirmed by the City Council, two members appointed by the Norman Gallery Association, one member appointed by the Norman Arts Council Roundtable Advisory Group and one member to be appointed by the Norman Convention and Visitors Bureau. The Parks and Recreation Director, or his designee, serves as an ex officio member. The board members must be a Norman resident for at least one year and have knowledge or expertise in the area of public art.

Use of Public Art Funds

In the ordinances researched by staff, funds set aside for public art can be used to not only purchase public art, but can also be utilized for maintenance of the public art and some nominal administrative costs associated with the project.

Application of an Ordinance to NORMAN FORWARD

If a 1% budgeting component, similar to the City of Oklahoma City Public Arts Ordinance, was applied to the projects included in NORMAN FORWARD, 1% would be need to be incorporated into the NORMAN FORWARD project budget.

Project Criteria for 1% Public Art Requirement Under Oklahoma City Public Art Ordinance:

- Public Buildings visited by the public
- New Park Development
- Buildings with additions that increase the building square footage by 20%
- Buildings with renovations of 25% of the interior square footage
- Parks Projects requiring “significant work on an existing park which enhances the function or use of the substantial areas of an existing park” (OKC Ord. 38-488 (c)(2))

Projects That Do Not Qualify for 1% Public Art Requirement Under Oklahoma City Public Art Ordinance:

- Buildings reasonably expected to be used exclusively by City employees (i.e. parks maintenance building)
- Roads
- Land Acquisition

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Norman Forward

Organized Sports and Griffin Land

City Council Study Session
April 9, 2015

Agency Agreements

- Current facility use agreements with:
 - Norman Youth Soccer Association
 - Norman Optimist Club
 - Norman Amateur Softball Foundation
 - Norman Football Academy
- Agencies' obligations:
 - 3 year term
 - 100% electrical costs
 - Annual report of operations to Park Board
 - League activity, fee structure, budget information
 - Daily prep of field surfaces, litter removal, minor repairs, restroom maintenance, concession operations
- City's obligations:
 - Major repairs, electrical repairs to field lighting system, some chemical applications, winterize restrooms, some mowing

Griffin Park Soccer Complex

(\$12M)

- Current programs include youth soccer, youth baseball/softball and adult flag football
- Remove 14 youth baseball/softball fields
- Remove 4 adult flag football fields
- Construct 9 new outdoor youth soccer fields with lighting and irrigation – 3 fields with artificial turf surfacing
- Convert 1 outdoor soccer field to indoor soccer/multi-purpose facility
- Indoor facility may be used for other functions such as sports clinics, other indoor competitions, birthday parties, etc.
- Net field count - 1 indoor, 20 outdoor soccer fields
- Construct additional parking for approx. 1,300 cars
- Enhance park walkways and pedestrian circulation
- Norman Youth Soccer Association prepared to assume O&M costs

Sutton Wilderness Area



Existing Soccer Fields

Play Area

Park Maintenance

Dog Park

Parking

Indoor Soccer

New Soccer Field

Play Area

Play Area

Parking

Parking

New Soccer Field

Parking

New Soccer Field

New Soccer Field

Parking

New Soccer Field

New Soccer Field

New Soccer Field

New Soccer Field

Norman Forward Griffin Park Soccer Complex

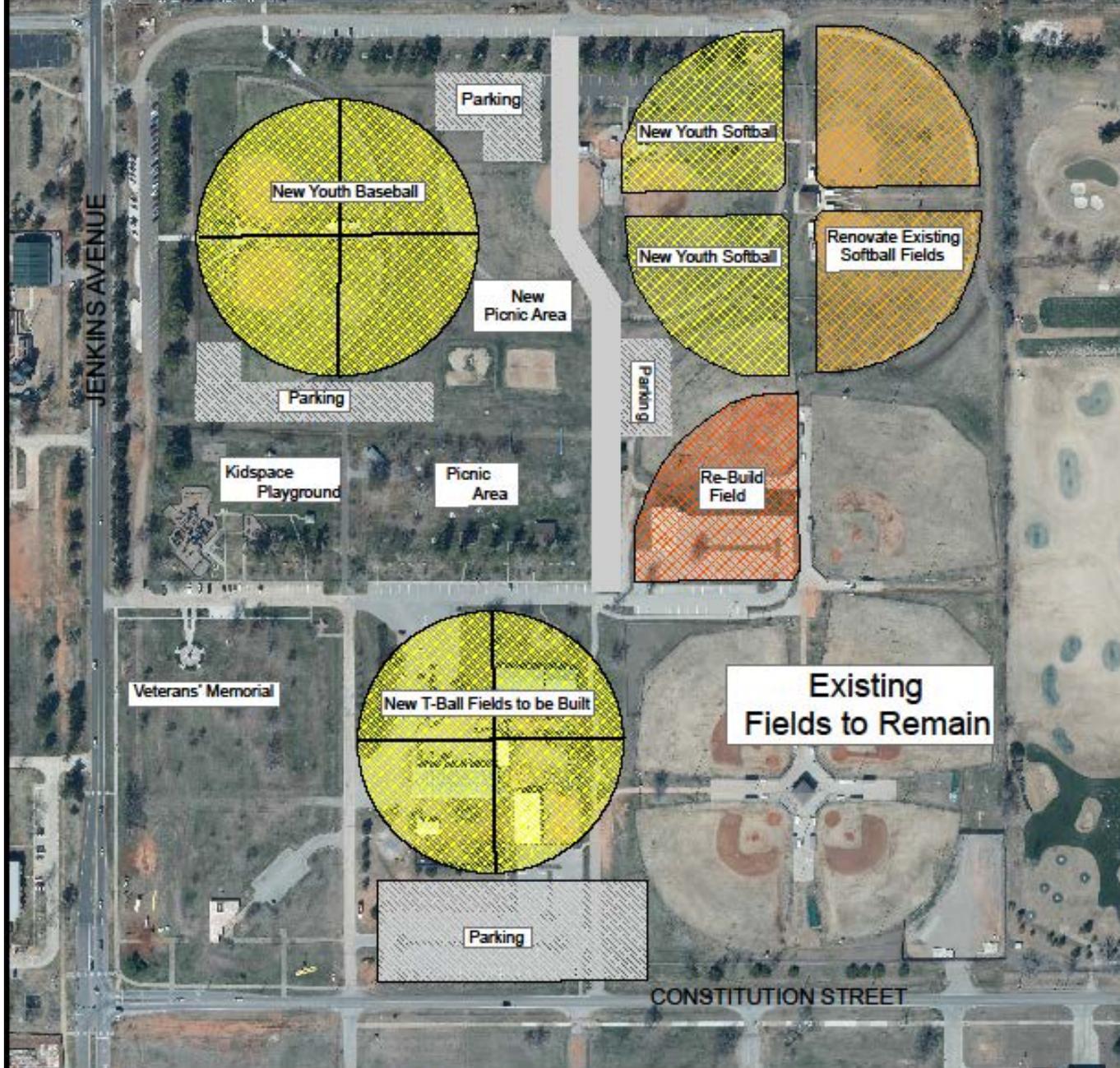


Reaves Park

Youth Baseball/Softball Complex

(\$8M)

- Current programs include adult softball, youth baseball, Park Maintenance facility
- Remove 6 existing adult softball fields
- Remove existing Park Maintenance facility
- Construct 11 new youth fields with lighting and irrigation
- Construct 2 new restroom/concession facilities
- Renovate 3 existing restroom/concession facilities
- Renovate 2 existing softball fields and 5 existing baseball fields
- Construct additional parking for approx. 1000 cars
- Expand/enhance park walkways and circulation
- Expand picnic/festival areas and landscaping
- Veterans Memorial, Kidspace, Arboretum/Reaves Center, existing picnic/festival areas to remain



Norman Forward
Proposed Reaves Park Youth Baseball/Softball Complex



Adult Softball/Flag Football Complex

(\$3.5M)

- Purchase and develop new +/- 25 acre site
- Location TBD
- Establish utility infrastructure (electric, gas, water, sewer, storm water, traffic/roadway analysis needed for all projects)
- Construct 5 field adult softball complex with lights, irrigation, restroom/concession facility
- Construct 4 field adult flag football complex with lights, irrigation, restroom/concession facility
- Construct parking for approx. 500 cars

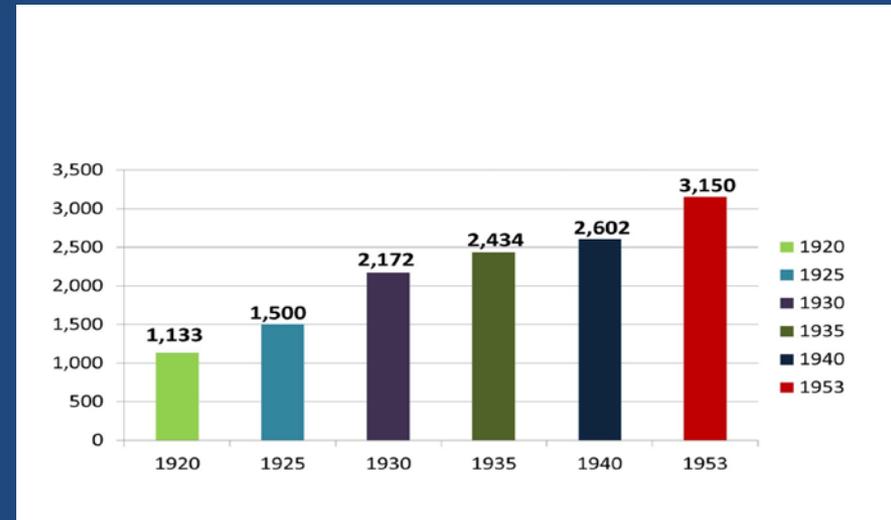
Field Comparisons

Before/After

<u>Field Type</u>	<u>Current</u>	<u>Proposed</u>	<u>Net Change</u>
Soccer	13	21	+8
Youth Baseball/ Softball	20	18	- 2
Flag Football	4	4	0
Adult Softball	6	5	-1

History of Griffin in Norman

- Present in the Norman community since 1895
- A city within a city
- A pioneer and model for mental health care
- Capacity 120 beds
- ODMHSAS Future Goals
 - Obtain capital to remove/renovate buildings
 - Utilize land to create a collaboration with the community, support its mission, and honor its historical presence in Norman





Canteen

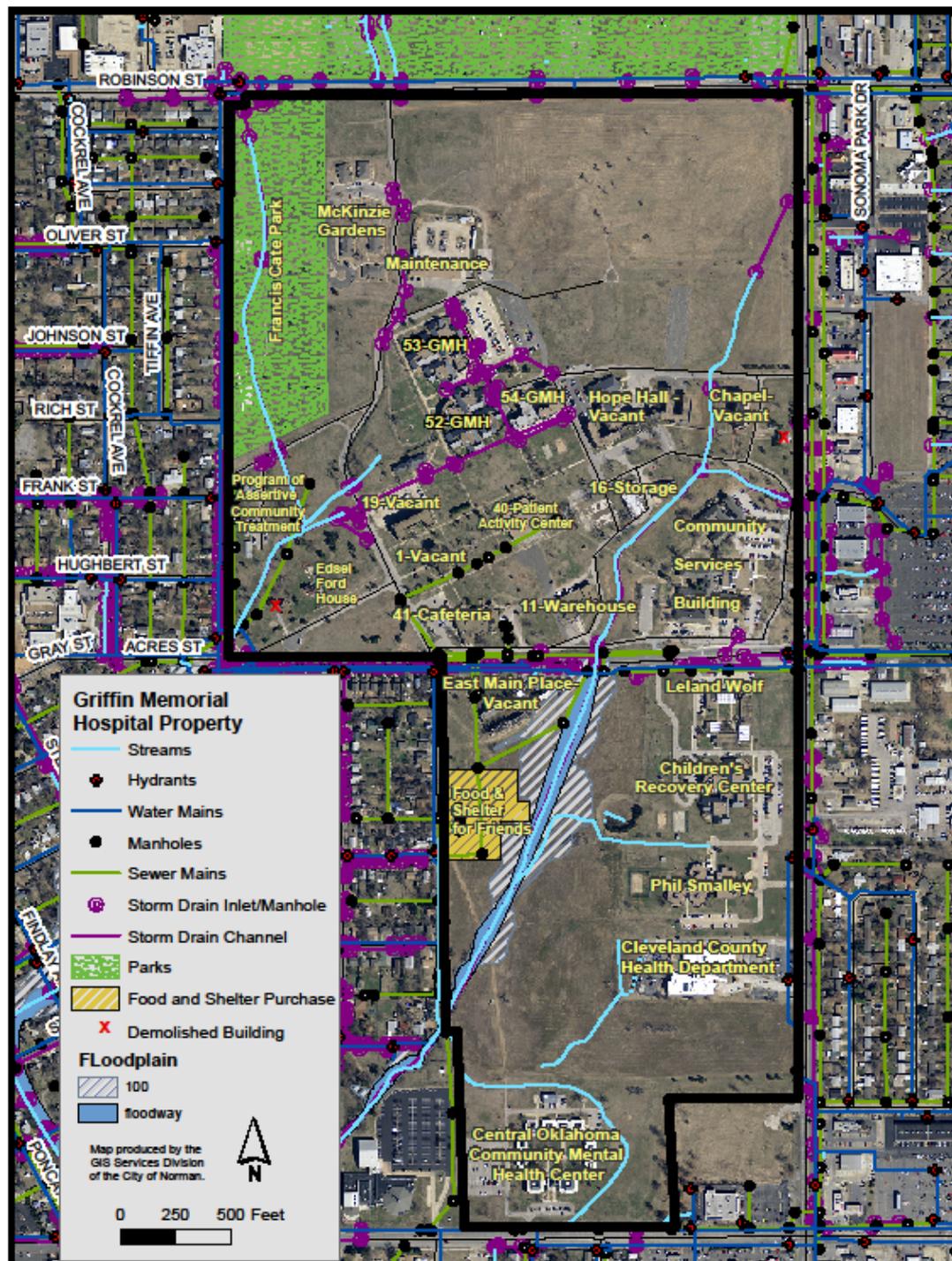


Griffin Land: Current Park Uses

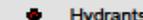
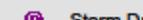
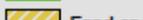
- Existing City leases of State property held by the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS)
 - George M. Sutton Urban Wilderness Area
 - 160 acres
 - 99 year lease – expires in 2078 (63 yrs. remaining)
 - Griffin Community Park
 - 160 acres
 - 50 year lease – expires in 2033 (18 yrs. remaining)
 - Francis Cate Park
 - 14.5 acres
 - 50 year lease expires 2027 (12 yrs. remaining)

Griffin Main Campus Current Uses

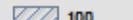
- Other public and nonprofit agencies use of State property requiring lease negotiations
 - McKinzie Gardens
 - Community Services Building
 - Leland Wolf (alternative school)
 - Phil Smalley
- ODMHSAS facilities on the Griffin campus
 - Griffin Memorial Hospital (capped at 120 beds)
 - Central Oklahoma Community Mental Health Center
 - Children's Recovery Center
 - Red Rock (private nonprofit mental health crisis facility)
- Cleveland County Health Department owns its land and building but is in need of additional space.



Griffin Memorial Hospital Property

-  Streams
-  Hydrants
-  Water Mains
-  Manholes
-  Sewer Mains
-  Storm Drain Inlet/Manhole
-  Storm Drain Channel
-  Parks
-  Food and Shelter Purchase
-  Demolished Building

Floodplain

-  100
-  floodway

Map produced by the GIS Services Division of the City of Norman.



0 250 500 Feet



The Griffin Campus & Norman Plans

- 2010-2014 CDBG CONSOLIDATED PLAN
- Storm Water Master Plan
- 2025 Land Use and Transportation Plan
- Parks Master Plan and Greenway Trails Plan
- Comprehensive Transportation Plan (including elements of Bicycle Master Plan)
- ECHO 2015 Plan

Griffin Land Acquisition Discussions

- Long-term state leases are off the table in the future.
- ODMHSAS has a primary responsibility to meet the needs of its patients, therefore the City will need to acquire property currently being leased.
- 2013 – the ODMHSAS approached the City about a community collaboration to reach mutual goals.
- 2014 – a Community Coalition appointed, chaired by Representative Scott Martin and Mayor Rosenthal, met twice and drafted redevelopment goals.
- 2014 -- legislation authorizes the ODMHSAS/Norman collaboration to discuss disposition and redevelopment.
- \$5M will serve as “place holder/down payment” to cover a portion of the acquisition, land clearing, infrastructure improvements.

Urban Land Institute Study

- Stakeholder, market & feasibility analysis by expert panel, including but not limited to the following questions:
 - How can we bring together the public and private sides of development to create a vibrant mixed use development?
 - How can the City of Norman set the stage for future growth and development on this property and what types of public/private partnerships should be pursued?
 - The State must sell land in order to realize their goal of new facilities. What types of land use sales should be first? What is the highest and best use for this property if it were not public land?
 - What are the steps to achieve the vision in terms of the political, administrative, and public context?
 - What types of public investment will best catalyze private investment? What redevelopment financing options does the panel recommend?