



# CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069

Tuesday, December 05, 2023 at 5:30 PM

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## AGENDA

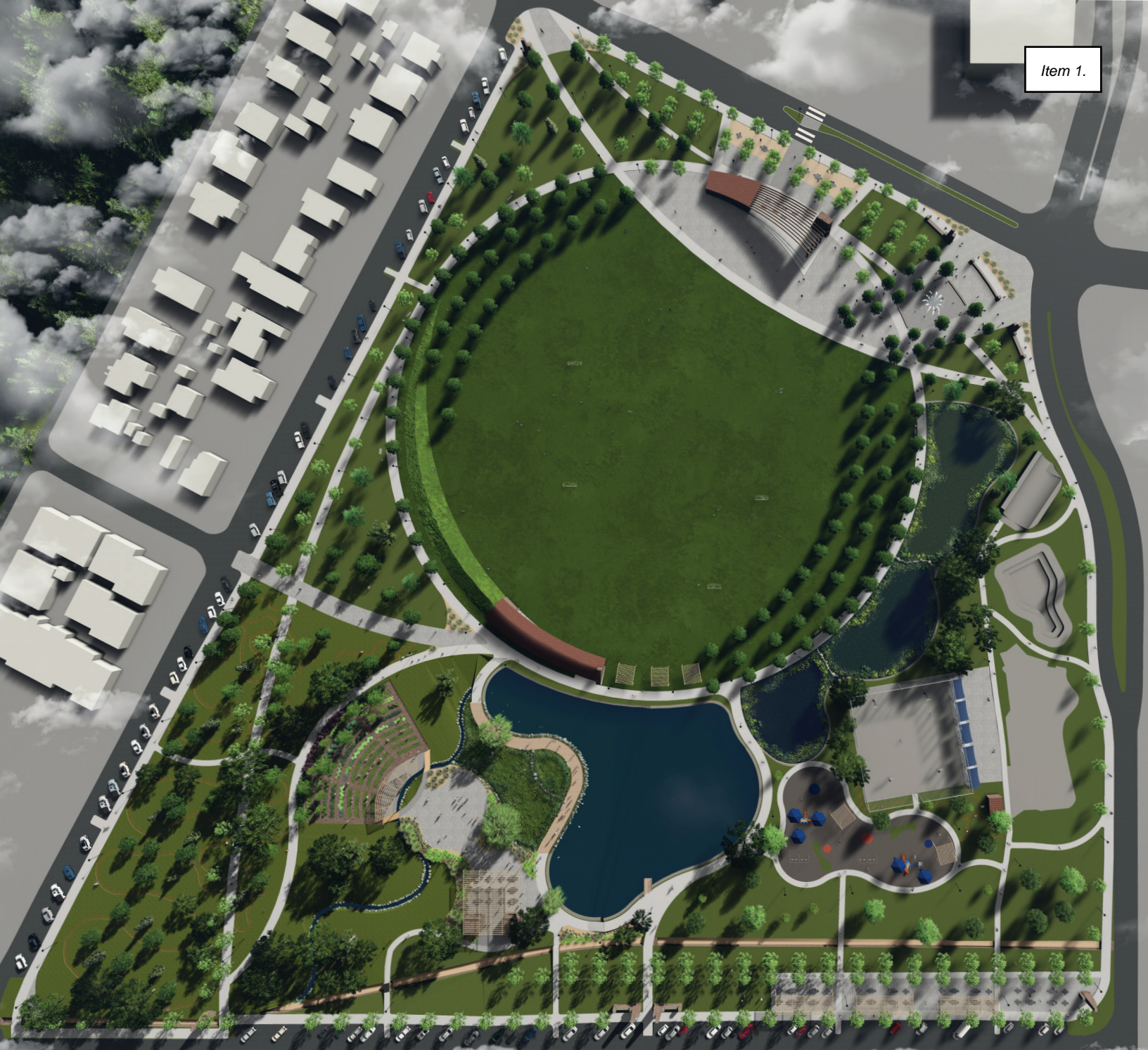
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### CALL TO ORDER

### AGENDA ITEMS

1. PRESENTATION AND DISCUSSION OF THE ANDREWS PARK MASTER PLAN.
2. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 25 § 307(B)(4) TO DISCUSS PENDING CLASS ACTION LITIGATION IN THE CASE OF T 3M COMPANY AND E.I. DUPONT DE NEMOURS AND COMPANY AND OTHER DEFENDANTS INVOLVING PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS) CONTAMINATION IN RE: AQUEOUS FILM-FORMING FOAMS PRODUCTS LIABILITY LITIGATION, MDL NO. 2:18-MN-2873, UNITED STATES DISTRICT COURT, DISTRICT OF SOUTH CAROLINA.

### ADJOURNMENT



# ANDREWS PARK MASTER PLAN

CITY OF NORMAN PARKS AND RECREATION  
Pending Adoption: December 12, 2023



BAU Butzer Architects and Urbanism





## SPECIAL THANK YOU

This report was made possible by the participation and support of the Norman City Council, Norman Board of Parks Commissioners, staff of the City of Norman Parks and Recreation Department, the residents of Norman, the citizen volunteers on the Andrews Park stakeholder group, and the Andrews Park Master Plan Design Team.

## NORMAN CITY COUNCIL

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## CITY OF NORMAN PARKS AND RECREATION

Jason Olsen - Director of Parks and Recreation  
 James Briggs - Park Development Manager  
 Bethany Grisson - Park Planner I  
 Wade Thompson - Parks and Facilities Manager  
 Veronica Tracy - Recreation Manager

## ANDREWS PARK MASTER PLAN DESIGN TEAM

Copeland Design Collective - Project Manager and Landscape Architect  
 RDG - Landscape Architect & Community Planner  
 Garver - Civil Engineer  
 BAU - Architect



Existing Blake Baldwin Skate Park & basketball courts at Andrews Park



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Existing WPA Amphitheater at Andrews Park



# INTRODUCTION

The City of Norman is proud to present the park master plan for Andrews Park, which is located at 201 West Daws Street in Norman, Oklahoma. Andrews Park, a 20-acre community park, is an essential part of the community. This master plan is designed to enhance the current park amenities and transform the park into a community oasis for festivals, recreation, family time, and more. This master plan documents a 5-10 year vision and all the dreams for Andrews Park.

Andrews Park is the oldest park in the city, dating back to the Original Town Site established at the time of the Land Run of 1889. The land was designated as “City Park” on the earliest maps of the downtown area, and it has remained a cherished park ever since. Over the years, there were various activities in the park. The park started with an agriculture focus, with stables that those visiting town could use in those early days for extended stays. Small structures were built from time to time that were used as a children’s zoo, park staff quarters, and agricultural barns. There has always been public recreation spaces and play equipment for children, even since the early 1900s. During the Great Depression, several WPA projects were dedicated to Andrews Park, resulting in the park’s existing amphitheater, rock-lined drainage channel with bridges, and stone buildings now used as picnic shelters and rental party space at the splash pad (the historical bathhouses).



Existing large pavilion at Andrews Park





**Existing WPA Amphitheater at Andrews Park**

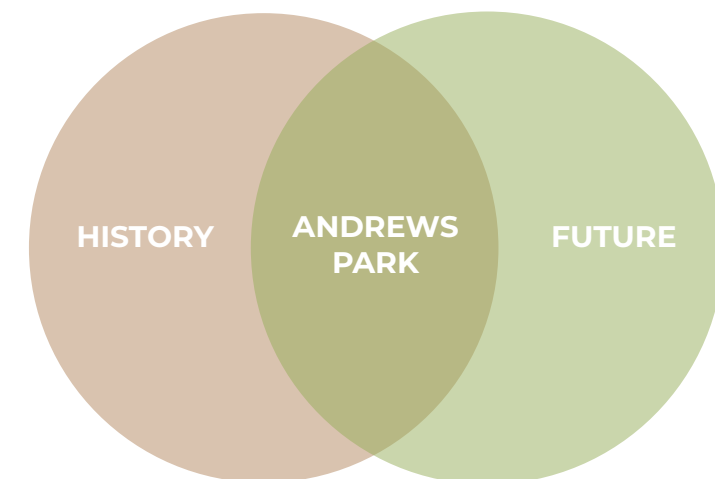
In recent decades, several projects have been completed to build large playground areas, a splash pad in the site where a wading pool had been operated during the 1960s up through the '90s, as well as a large basketball area (formerly tennis courts), a recently enlarged skate park area, extensive walking trails, parking lots, public art projects, tree plantings, and backstops for sports team practices. Andrews has been home to many public festivals and events, including an annual Mayfair Art Festival, Groovefest concert events, car shows, the old 89'er Days Festival, Earth Day, Winterfest, and other things over the past 60 years. The park still hosts the Jazz in June festival each year, and it is a popular venue for countless birthday parties, family reunions, weddings, rallies, and special events.

The goal is to enhance Andrews Park into an community gathering space for the next generation in downtown Norman's most significant open space – right in the heart of Norman. The park has gently morfed over the last 100-years to the community of Norman's desires. Now is the time for planing for Andrews Park next 100-years.

The new design of Andrews Park is a beautiful connection of Norman's history with its future. The downtown core is located just south of the site and inspires a connection to the historical architecture and vibrant programming, retail, and dining. Several cherished

WPA structures are also along the south edge of the site, built with beautiful native stones, and serve as a visual mark of a historical breakthrough moment in the United States economy. Along the north edge of the site is the new state-of-the-art Norman Public Library, which welcomes Norman residents and visitors for all those traveling on the newly renovated James Garner Avenue. As a result of the new James Garner Avenue design, the northeast corner of Andrews Park is tansformed into a prominent gateway for those traveling southbound to the University of Oklahoma or Downtown Norman.

We invite you to join us in walking through the Andrews Park Master Plan Report and vision for Norman Parks and Recreation's future for "Our City Park".





# PROGRAMMING

The programming vision for Andrews Park was a collaboration of community input, stakeholder insight, City Staff dreams, and the Design Team's craft. Public outreach was broken into two target areas – the Norman public and the Stakeholders. These two groups aimed to identify programming elements and missions for Andrews Park. With Andrews Park being located in the heart of Norman, it is the goal of this master plan to identify what makes the heartbeat and become a cherished community space for all. Andrews Park is part of a major interconnection to the public realm, downtown core, public library, stormwater, utility corridors, and other civic infrastructure. So, its programming is to be diverse and long-living as well.

After the data collection from the public outreach, the design team hosted a Design Workshop. This three-day workshop molded the input from the community members with the talents of the design team to land on a solid foundation for the Andrews Park Master Plan.

The following pages will detail the public outreach process and what the Design Team learned while listening to the Norman public and stakeholders.



# PUBLIC OUTREACH

## ANDREWS PARK MASTER PLAN | OPEN HOUSE

**Public Outreach Definition:**

Public Outreach, also known as Public Input, refers to any process aimed at obtaining and considering feedback from the general public. This feedback is used to make informed decisions or take appropriate actions. The information gathered through Public Outreach is essential in shaping the park’s vision, future programming, and design goals.

The City of Norman took a strong initiative in shaping Andrews Park by conducting public outreach to gather ideas from the community. This was an important step in the development of the community park. The design team began by branding the Andrews Park Master Plan. The Master Plan branding was inspired by the City of Norman’s flag, which represents the city’s history and present. The logo features the white starburst rays from the flag graphic and a blue background, creating a recognizable symbol for the community. A bench and tree graphic were added to customize the logo with a typical park look. Branding helped unify public outreach and created a recognizable symbol for the public. The branding tool was used for neighborhood door knockers, park banners, and social media announcements. The design team delivered door knockers

COLOR LOGO

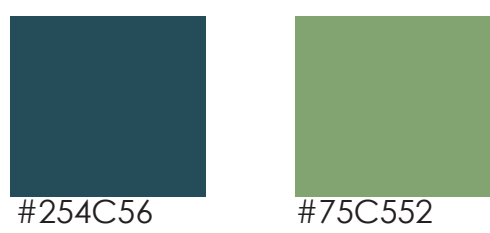


B&W LOGO



to all Andrews Park neighbors, inviting them to be a part of the project. Banners were placed on each corner of the park to notify the public of the open house, and social media was utilized to engage with as many citizens as possible through the Norman Parks and Recreation page.

LOGO TEXT:  
RIG SHADED MEDIUM FACE





The Open House for Andrews Park was held on Monday, September 11, 2023, from 5:30 p.m. to 7:30 p.m. The event took place in the Development Services Atrium and offered five different stations, each designed to accommodate the community's various comfort.

The welcome station was the first stop for attendees, where they signed in and were greeted with a branded Andrews Park sign. The design team made sure to have sign in sheets at all events and meetings to provide documentation for potential future grant applications. From there, visitors walked the room loop and had the opportunity to give feedback in a variety of ways. The comment card station (station 2) allowed attendees to share their thoughts and ideas about the park. Station 3 offered visitors the chance to review potential amenities and themes for the park and provide feedback via stickers. All children were encouraged to participate as well, with a Kids Coloring Station (station 4) where they could draw their dreams for a new Andrews Park on a blank site plan.

At each station, a design team member was present to guide citizens through the park's goals and discuss ideas. After visiting all the feedback stations, attendees were greeted at station 5 with adorable Andrews Park Master Plan cookies and drinks. This station was intentionally designed to say “thank you” to the community members for providing feedback on Andrews Park.



Welcome center at open house for Andrews Park Master Plan



Open house cookies for Andrews Park Master Plan





Sketch table at the Andrews Park Master Plan Open House



Comment card station at open house for Andrews Park Master Plan



Sticker station at the Andrews Park Master Plan Open House



Kids color station at open house for Andrews Park Master Plan





Sketch table at the Andrews Park Master Plan Open House

The Open House revealed a couple of big vision & programming pieces for the development of the Andrews Park Master Plan:

1. **Preserve History, but Flourish for the Future** – The community members expressed their desire to preserve the WPA elements in the park while also being open to new life for each element. They enjoyed the idea of celebrating the history, but they were also looking towards the future. The citizens want the park to be designed for future generations to come.
2. **Reactivate Andrews Park** – Many members of the community are interested in reactivating Andrews Park by introducing new programming, festivals, and other events. The park can be revitalized by offering new experiences and ensuring that the park feels safer, with a wider variety of activities that attract more people and more focus on eye on the park with clearer views and corridors.
3. **Powerful Connections** – Improving connectivity is crucial for Andrews Park to foster better relationships with its neighbors such as downtown Norman, residential areas, and the Public Library. The community has expressed a need for well-constructed entry points, ADA-compliant sidewalks, landscaping, and lighting at every edge to create stronger connections and gateways. Additionally, the residents have requested a safe pedestrian connection to downtown Norman via N Webster Avenue.



Group discussion at open house for Andrews Park Master Plan



# PUBLIC OUTREACH

## ANDREWS PARK MASTER PLAN | STAKEHOLDERS

Stakeholder Definition:

Stakeholders are the people or groups who have an interest, influence, or responsibility for the park, such as local authorities, community organizations, businesses, funders, or special programming groups. The stakeholder group allows for a smaller, but diverse group to help steer the Andrews Park vision and goals found from the Public Outreach into the final park master plan.

Two stakeholder group meetings were conducted for Andrews Park. The first meeting was held the day after the Public Outreach – Open House. The collected data and summaries were shared with the group, and stakeholders had the opportunity to review the written narratives and feedback from the public. A group discussion was held to confirm the project goals, vision, and programming for Andrews Park.

The second stakeholder meeting took place at the end of the Design Workshop. During this meeting, the design team presented the Andrews Park Master Plan to the stakeholder group for feedback and to ensure alignment with the project’s vision. Minor design modifications were noted and implemented into the final Andrews Park Master Plan package.



Stakeholder Meeting 2 for Andrews Park Master Plan



# DESIGN WORKSHOP

## ANDREWS PARK MASTER PLAN

The Design Workshop took place over three days, from Tuesday, September 12 to Thursday, September 14. Each day had a specific goal to achieve. Day 1 of the Design Workshop focused on defining the programming for the park. The Stakeholder Meeting 1 was the opening event of the Design Workshop and involved reviewing the public input received from the Open House and City Staff vision.

The program was defined as shown below:

- |   |   |
|---|---|
| 1. New Festival Lawn with Stage (sized to allow for athletic practices) | 14. Enhanced Skate Park (additional shade elements & bleachers) |
| 2. New Park Pavilions (of assorted sizes)                               | 15. Preserve Accessible Playground                              |
| 3. Public Restrooms   | 16. Gateway Entries & Placemaking                               |
| 4. Trail Loop (ADA accessible)  | 17. Water Elements (nothing with a decorative fountain)         |
| 5. Certified Arboretum  | 18. Floodway & Drainage Solutions                               |
| 6. Repurpose WPA Elements (do not remove)                               | 19. Incorporate Educational Elements                            |
| 7. Park Lighting (vehicular and pedestrian)                             | 20. Preserve Existing Basketball Courts                         |
| 8. Native Landscape   | 21. Replace Splash Pad  |
| 9. More Trees   | 22. Park Storage Area/Facility                                  |
| 10. Re-envisioned Parking   | 23. Water Conservation  |
| 11. Connection to Library & Downtown                                    | 24. Low Maintenance   |
| 12. Food Truck Court  | 25. Increased Open Views Into Park                              |
| 13. New Tot Playground  |   |



Copeland Design Collective talking through circulation ideas for Andrews Park Master Plan





**RDG and BAU rendering the final Andrews Park Master Plan created through the Design Workshop**

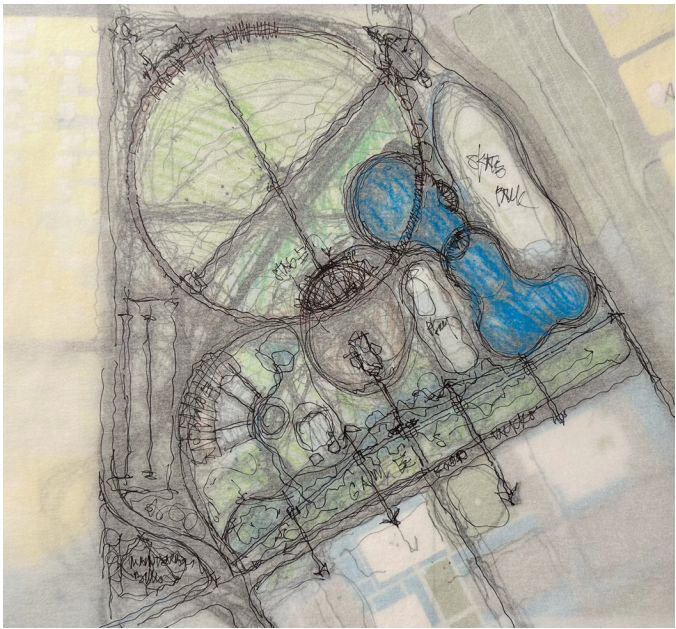
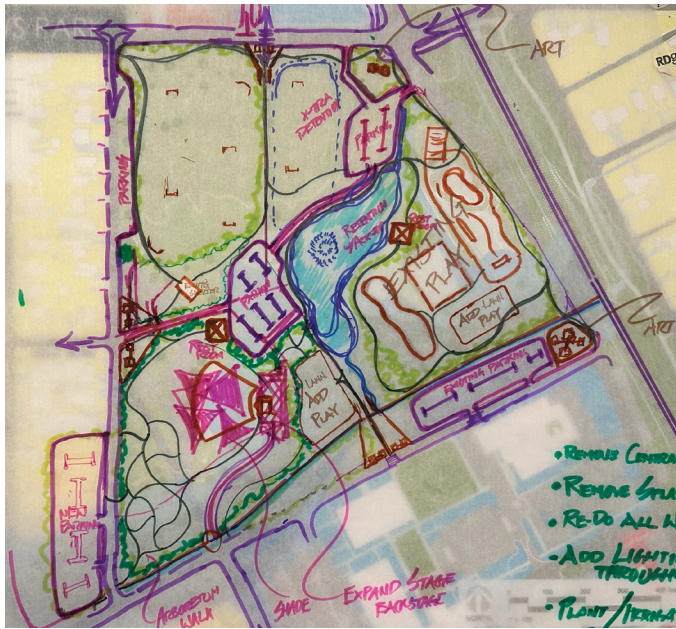
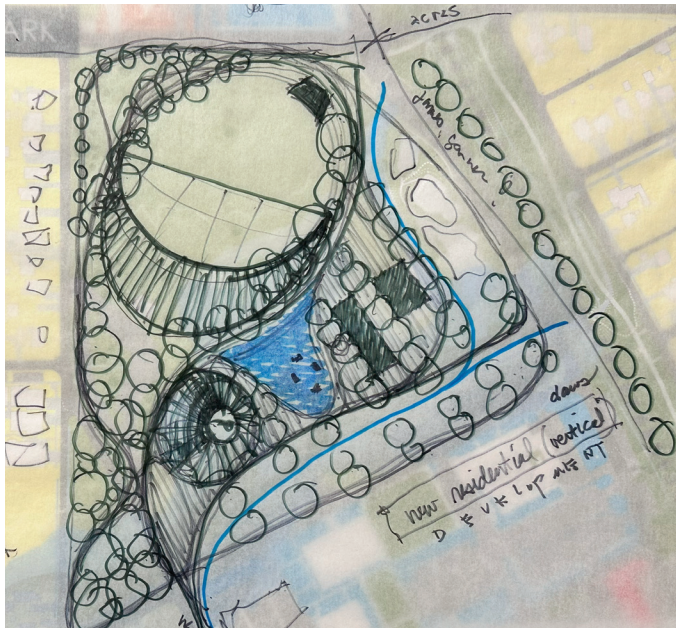
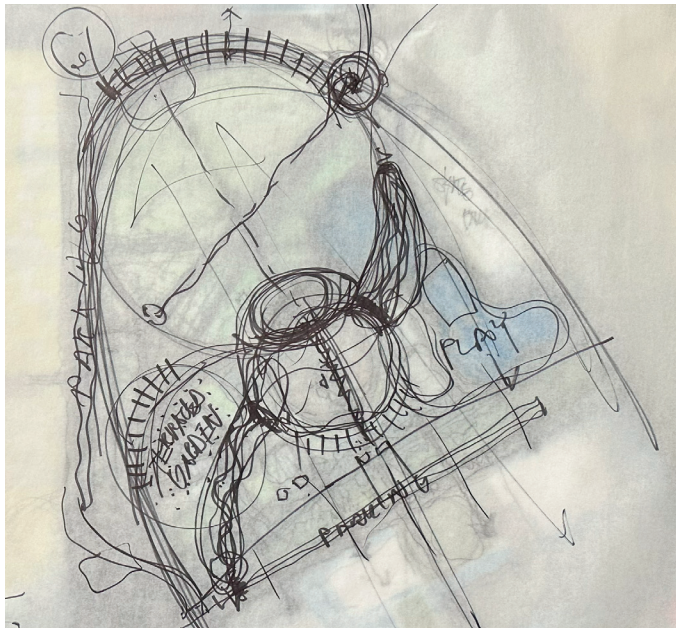


**Design Workshop internal presentations and discussion**

On the day 2 of the Design Workshop, the participants began with an open charrette for City Staff. Members from various departments, such as Utilities, IT, Public Works, Planning, Parks & Recreation, were invited to stop by and provide feedback on Andrews Park. This feedback was crucial to ensure that the park design could be implemented effectively. The City Staff was asked to share their experiences and insights on the current capabilities and existing city programs that could enhance the Andrews Park renovation. The insights shared during this session allowed the Design Team and Park Staff to gain a better understanding of the City's capabilities and limitations – giving the plan the highest chance for success.

The Design Team and Park Development Staff each created a custom spacial layout on Day 2 of the Design Workshop, that included the program elements discussed in the Day 1 Workshop & Stakeholder Meeting. This helped to create a comprehensive picture





of the park design possibilities and ensured that all the necessary elements were included in the various vision layouts. Many different concepts were developed and molded - see examples above for a small handful of designs developed throughout the process.

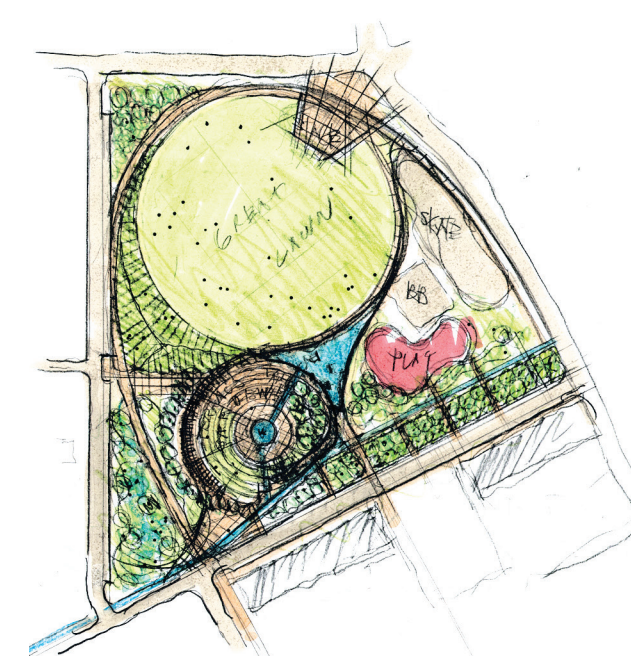
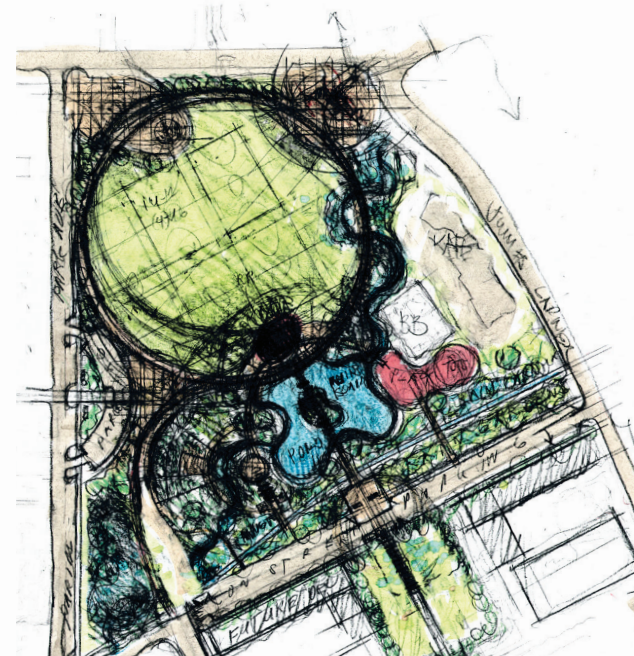
At the end of Day 2, two concepts were selected by the participants through a series of micro-presentations with the Design Team and Park Staff. These concepts were then refined and finalized on the last day of the workshop. The “final” selection process was based largely on the feedback received from City Staff, which allows for a more comprehensive and informed decision in future implementation.

Design Workshop Day 2 concepts for Andrews Park





Design Workshop final concept presented to Stakeholders and Parks Department



Design Workshop Day 2 - top two concepts

On Day 3 of the Design Workshop, the participants created the final master plan for the park (shown to the left). The Stakeholders and Park Staff reviewed the plan which combined the grand arching promenade with the circular north great lawn. The new stage proposed is in alignment with the existing library entry promenade - providing a strong connection to the public neighbor. The great lawn has been designed to accommodate four to six youth sporting teams for practices (it is around 5.5-acres in size). In addition, several public restrooms and multi-sized shade shelters have also been added to the site. The design team is reimagining the amphitheater to become an intimate venue with a botanical garden integrated into the existing terraced seating. The southwest corner of the site will expand its usable footprint with the removal of Webster Avenue (north of Daws Street), which currently cuts through the site. The regained 3-acres of parkland can be developed into an arboretum for plant enthusiasts. The Stakeholders and Park Staff were extremely pleased with the master plan and requested the addition of water play elements and site lighting in the final report.



# VISIONING

The City of Norman is excited to unveil its newly developed Andrews Park Master Plan, which aims to create a more dynamic and inclusive public space for the community. The Andrews Park Master Plan was developed through a collaborative effort between the City of Norman and its residents to ensure their needs, desires, and aspirations were incorporated into the plan. With a focus on sustainability, accessibility, and safety, the Andrews Park Master Plan provides a comprehensive roadmap for transforming Andrews Park into a vibrant and inclusive public space that serves the diverse needs of its residents. In this article, we will explore the key components of the Andrews Park Master Plan and how it will enhance the quality of life for everyone in the community.

Andrews Park is a great place to visit, especially if you're coming from Downtown Norman (just to the south one block) or if you are staying for a long weekend. As you enter the park from Daws Street and Webster Avenue, you'll be greeted by a stunning showcase of local vegetation on the site's southwest corner. The arboretum is a beautiful living classroom that features a diverse collection of trees and shrubs. It's an excellent opportunity to learn about the different "Oklahoma Proven" species of trees and others plants. This corner of the park will grow by 1/3 acre with the removal of the current Webster Avenue segment - which is a current park road at Andrews Park.

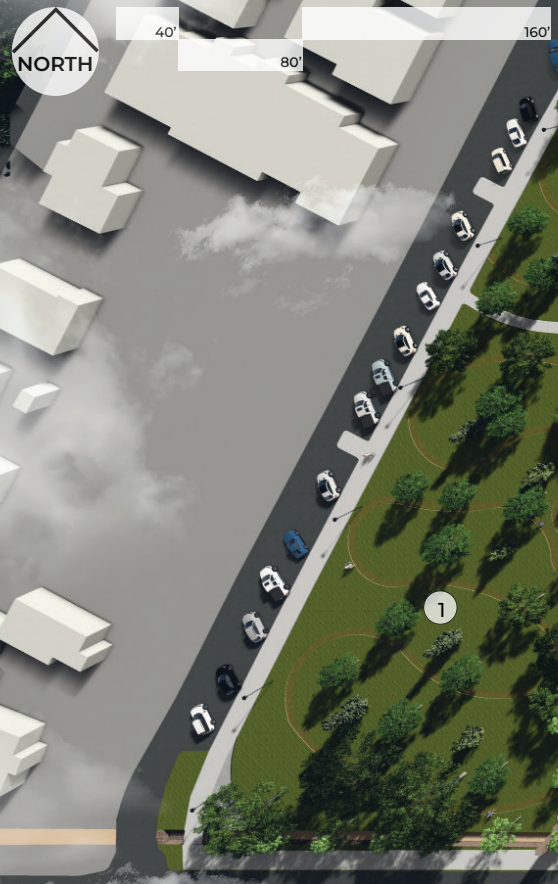


Sister Cities Plaza at Andrews Park



# ANDREWS PARK MASTER PLAN

- 1. NORMAN'S CERTIFIED ARBORETUM
- 2. WPA-INSPIRED GATEWAY
- 3. HISTORICAL WPA BATHHOUSE PLAZA
- 4. RAIN GARDENS
- 5. AMPITHEATER BOTANICAL GARDEN
- 6. BOARDWALK
- 7. NEIGHBORHOOD COURT
- 8. 10' WIDE PROMENADE
- 9. ON STREET PARKING
- 10. GREAT LAWN
- 11. LAWN PAVILLION
- 12. LAWN SHADE ARBORS
- 13. PEDESTRIAN CROSSING
- 14. STAGE
- 15. STORAGE
- 16. PUBLIC RESTROOMS
- 17. PICNIC PROMENADE
- 18. GRAND ENTRY PLAZA
- 19. SPRAY JET PLAY COURT
- 20. POND
- 21. SISTER CITIES PLAZA
- 22. BLAKE BALDWIN SKATEPARK
- 23. SKATEPARK COVERED BLEACHERS
- 24. BASKETBALL COURTS
- 25. RENOVATED PLAYGROUND + TOT LOT
- 26. FOOD TRUCK COURT
- 27. WPA DRAINAGE CANAL AND BRIDGES
- 28. FISHING PIER + PADDLE BOAT DOCK
- 29. EXISTING WPA GATEWAY



The park's master plan includes a Item 1. vision to expand and enhance the existing arboretum in the southwest corner. The goal is to create a unique place for the community that promotes environmental education, conservation, and sustainability. The City of Norman also aspires to develop the arboretum into the first Certified Arboretum in Norman.

The arboretum provides a peaceful oasis within the park, and its tranquil setting is a perfect escape for visitors looking to connect with nature and enjoy the beauty of the great outdoors. A gathering place within the lush corner is the existing WPA amphitheater, which is being transformed and preserved. The amphitheater will include a stunning terracing botanical garden within the top half, while the lower half will remain an intimate seating area with a small stage. ADA ramps and access will make this botanical amphitheater accessible to all, making it easier to host weddings, native plant courses, and local small performances.



The existing WPA bathhouses will also be repurposed to create a large pavilion for a close-shaded event space to the botanical amphitheater. Native plantings will wrap around the historic bathhouse plaza and connect to the amphitheater space with two pedestrian bridges crossing a dry creek bed. For events and renters, picnic tables and movable seating will be available in the plaza. The bathhouses will be renovated to be used for renters only for selling products or catering purposes.

A secondary entry, aligning with Division Street, will connect the neighborhood to the west. This connection will enable local residents to walk to Andrews Park while also serving as a service drive for maintenance, service deliveries, and emergency vehicles. The entry will have removable bollards to ensure pedestrian safety when it's not being used by a permitted vehicle.

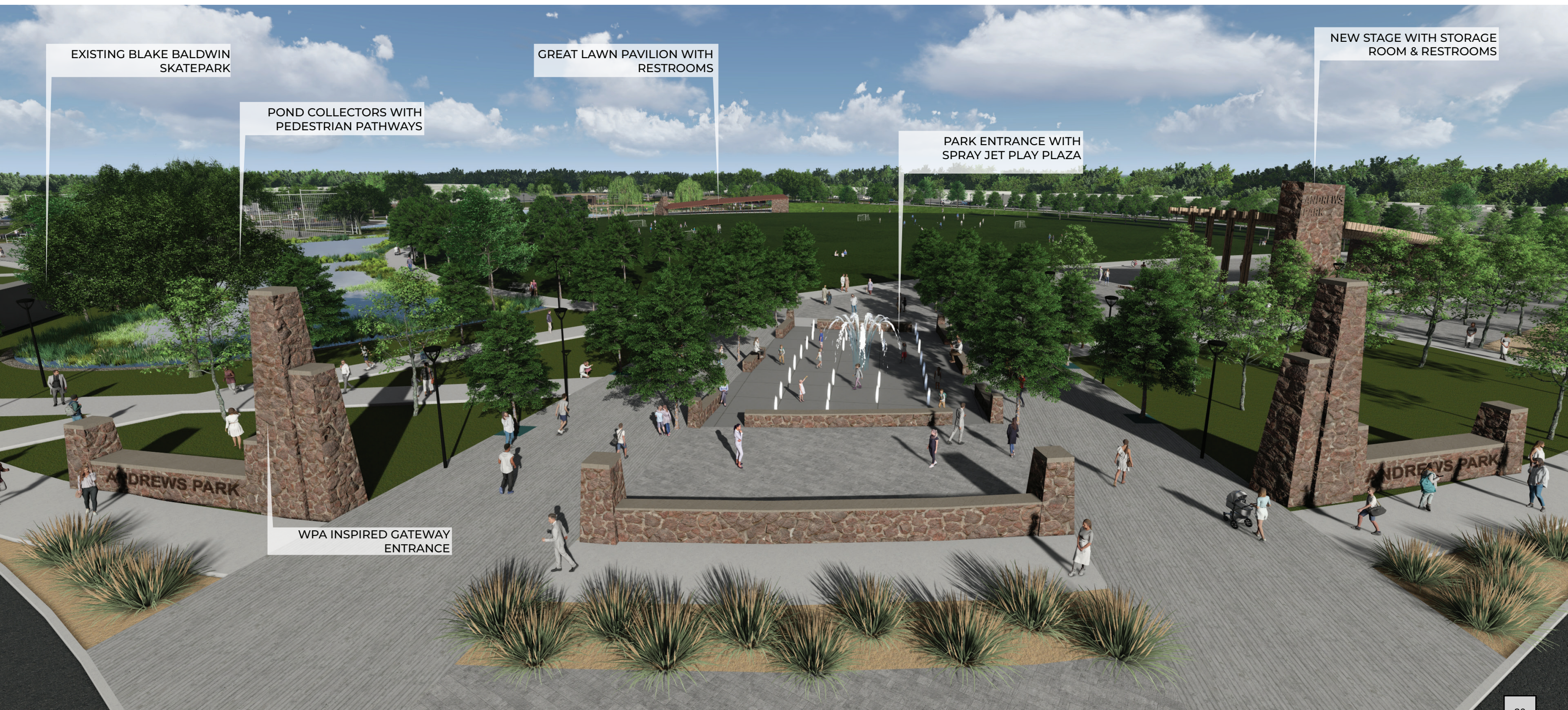


View of repurposed WPA bathhouses and amphitheater



After strolling through the arboretum or walking from the neighborhood, visitors will be met by the Great Lawn. The Great Lawn is one of the most significant components of the Andrews Park Master Plan. This open space provides ample opportunities for community events and recreational activities. The Great Lawn will be expanded to over 5 ½ acres of flat lawn, with an exterior 10'-wide promenade perfect for walking, biking, jogging, or playing outdoor games. The area will also feature a sizeable native planting berm for lounging on during performances and create a unique viewing

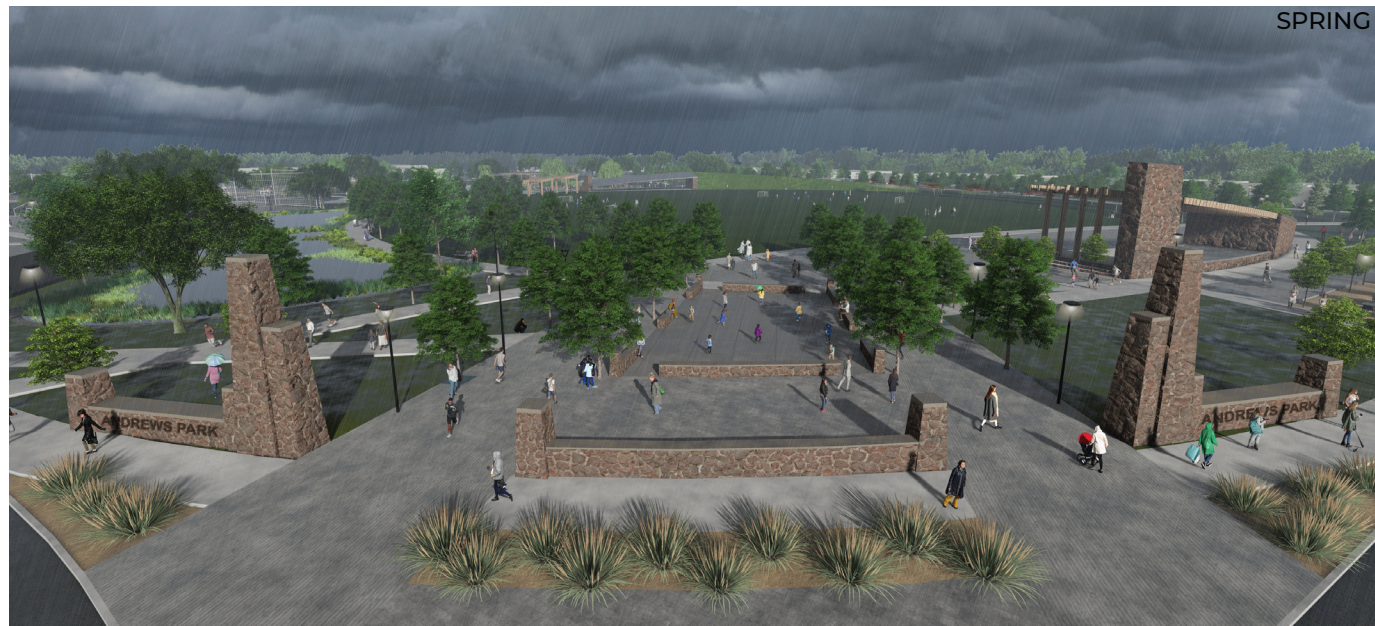
area for families. The berm will also serve as a sound barrier for the neighborhood residences to the west, blocking sound from carrying across Park Avenue. The Great Lawn will also provide plenty of shade structures with tables, and benches, making it an ideal spot for family gatherings, picnics, and multiple athletic practices. The Great Lawn is a perfect place for people to come together, play, relax, and enjoy the beautiful surroundings of Andrews Park.











Andrews Park through the seasons

As part of the Andrews Park Master Plan, the City of Norman plans to install a beautiful WPA-inspired column set as the gateway to Andrews Park. These columns will be a testament to the park's history and the New Deal era in which the WPA elements were originally built. The columns will serve as an artful entrance to the park, greeting visitors with its unique and inspiring design. It will symbolize the community's commitment to preserving the park's history while also creating a dynamic and inclusive public space for all to enjoy. The gateway entrance will be the new home to Norman's traditional giant park Christmas tree and be a highlight corner throughout all the seasons. A beautiful spray jet play plaza will be a safe place

for children to play but also serve as an iconic backdrop to the gateway columns. The water jet area can also be transformed into an ice skating rink in the wintertime bringing park life to this special park corner. They are allowing the citizens and guests of Norman to celebrate community and the changing of seasons together through a fun winter activity. This multi-purpose plaza intersects with Legacy Trail - a multiuse trail that spans for 10 miles connecting the University of Oklahoma to Ruby Grant Park. The trail provides a safe and scenic route for walkers, joggers, and cyclists to explore the natural beauty and cultural heritage of the Norman area. Along the way, you will pass through several parks (Andrews Park being a significant node),



neighborhoods, and historic sites, including the Fred Jones Jr. Museum of Art and the Sam Noble Oklahoma Museum of Natural History. The Legacy Trail also connects to other Norman trail systems, allowing residents and visitors to access other parts of the city easily. It's connection to Andrews Park gives residence from all over the City an alternative route to all park activities.

The new Norman Public Library is across the street from Andrews Park and includes hundreds of public parking spaces within its west property edge. This gateway connection will serve as a safe crosswalk area for overflow visitors parking at the Public Library for a large community event, when/if necessary. The Acres onstreet road striping will be transformed into a green mid-block crossing as well. Providing a secondary safe connection from the Library to Andrews Park. Just to the west of the proposed mi-block crossing will also be the home to a future bus stop - expanding the alternative options for residence to come enjoy Andrews Park.

The existing Blake Baldwin skatepark is directly south of the gateway entrance. It is master planned for enhancements to enable the skate park to host large-scale competitions and events, with the addition of spectator seating, site shade canopies, and increased accessibility. These enhancements will make the skate park more appealing for large events and improve the overall experience for daily skaters and visitors alike. With these upgrades, the Blake Baldwin Skate Park will become a premier destination for skateboarders from across the region, increasing economic opportunities for the city of Norman.

A shared public restroom will be centrally located between the Blake Baldwin skatepark, existing basketball courts, and the newly renovated playground & tot lot. Also, in this family recreational area, there will be multiple smaller pavilions for smaller gatherings of friends and family members at the park

to enjoy recreational activities with the comfort of shade. While the park recently installed an accessible playground, the tot playground is due for an update. In addition to new equipment and shade coverage, the playground surfacing will also be updated to ensure the safety of children. The renovation of the tot playground will also include a shade canopy and new equipment. This will provide a safe and enjoyable space for young children to play and explore while also promoting inclusivity and even more accessibility in the park.

A series of beautiful bioretention ponds create a border along the family recreational area, which can play a significant role in stormwater management in the central Norman region. The bioretention ponds add natural aesthetics to the site and are also a natural draw for wildlife. These bioretention ponds build a strong bionome for local plants and animals -



Existing Blake Baldwin Skate Park at Andrews Park

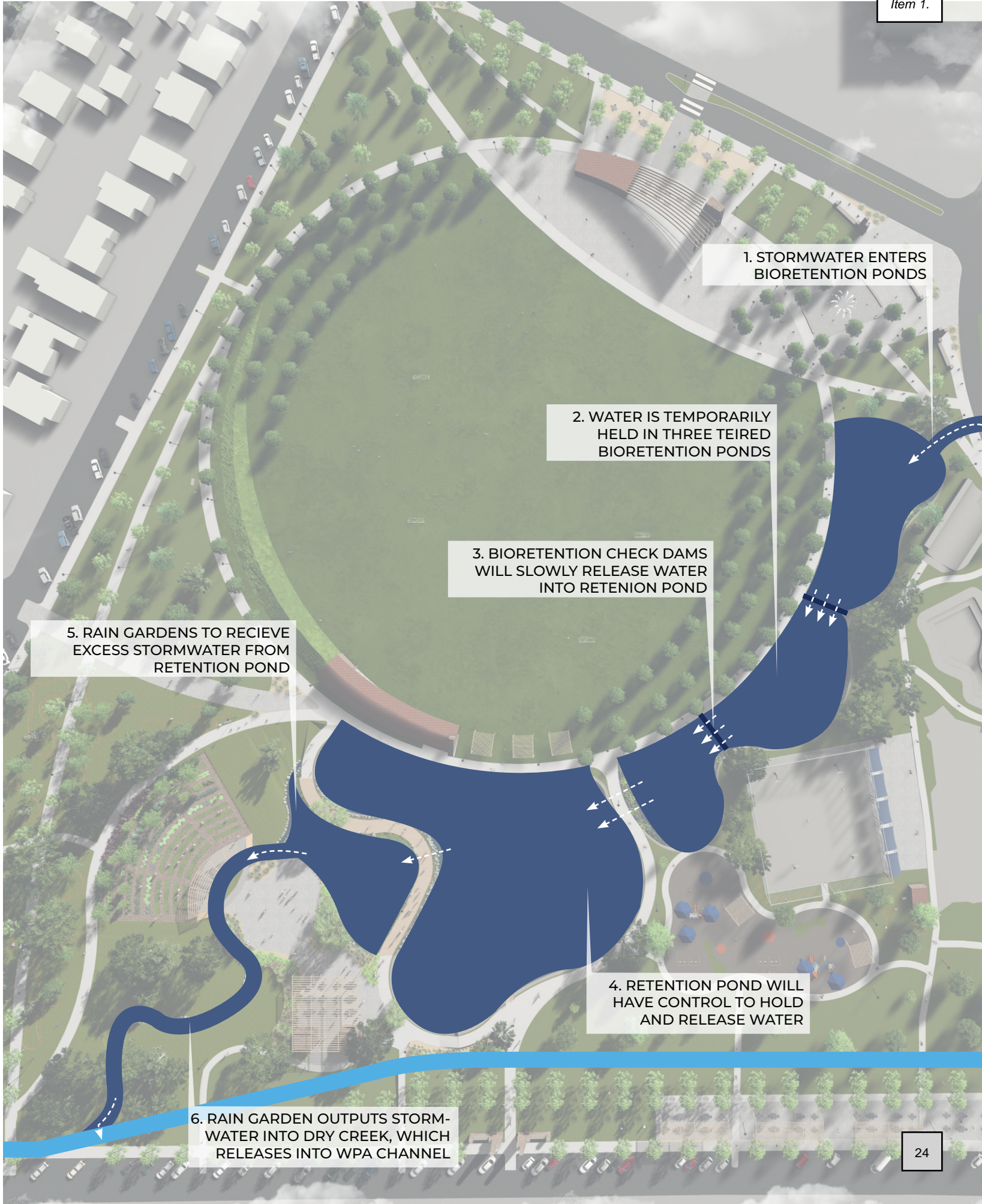


while also creating an enhancing park experience. These bioretention ponds will serve as a flood control element with check dams to hold water during major storm events. The ponds will be designed to overflow into the larger retention pond in the center of the site.

The retention pond can help remove pollutants in stormwater carried from upstream. By adding enhanced vegetation areas along and within the bioretention pond series, we expect a substantial improvement in the quality of stormwater that would be conveyed downstream with the addition of large capacity areas to help slow down stormwater as well.

The bioretention ponds will connect to the large central retention pond. The central pond will include programming like fishing, paddle boats, and boardwalk. Educational opportunities will be sprinkled around the ponds with interpretive signage, educating park users on the pond's flora and fauna and educating visitors on the adjacent rain garden to the west. A small dock will be close to the south entrance from the on-street parking, giving the fisherman a quick walk from their car to their first cast into the stocked pond.

If the retention pond ever receives too much water through a large storm event, there is another layer of water storage directly to the west of the central pond - a series of rain gardens. This series of rain garden will have the capability to filter water back into the earth and help slow water down by storing the overflow. The rain gardens will be filled with native plantings like reeds, sedges, and other water loving grasses. A boardwalk divides the central pond from the rain gardens and creates a unique experience for those walking between the two water elements. Visitors can take a seat on the boardwalk benches and relax while watching the ducks swim in the central pond.





ANDREWS PARK PARKING DATA

Total Existing Parking Spaces: 131  
Proposed On-Street Parking Spaces: 148

Walking Distances Before and After Comparisons:

Existing Parking Lot to Skate Park: 362'  
Proposed On-Street Parking to Skate Park: 215'

Existing Parking Lot to Playground: 150'  
Proposed On-Street Parking to Playground: 158'

Existing SW Parking Lot to Amphitheater: 195'  
Proposed SW On-Street Parking to Amphitheater: 271'

Existing W Parking to Amphitheater: 140'  
Proposed W On-Street Parking to Amphitheater: 200'

Existing Parking to Basketball Courts: 190',  
Proposed On-Street Parking to Basketball Courts: 310'

Existing Parking to Existing Splash Pad: 120'  
Proposed On-Street Parking to Spray Jet Play Plaza: 550'

The Park Avenue and Daws Street edges will be activated by on-street parking. Street lights, wayfinding, and beautiful tree allees will also be located around the park’s edges. On-street parking can help activate park edges and regain parkland. By reclaiming space from large parking lots and returning it to the park, the city can create new opportunities for public space and recreation. This can include expanding walking paths, creating new seating areas, or adding new park amenities. In addition, on-street parking can help to make parks more accessible and convenient for visitors. By providing ample parking spaces along multiple park edges, visitors can easily park and access a variety of activities without walking long distances. This can be especially beneficial for people with disabilities, older adults, or families with young children. The removal of the existing parking lots and shifting of all parking to the park edges gave the park several additional parking spaces from the original configurations and parking space counts.

The park’s south edge gained about 0.7 acres of parkland by removing the existing parking lot and pushing the parking to the on-street edge. The 0.7 acres are proposed to be a food truck court with a series of large family-sized pavilions with picnic table seating. The food truck court will be close to the family recreational area and strategically located to draw and connect those working downtown to a new revolving outdoor food court. This urban edge will connect to downtown visitor coming from James Garner. The existing WPA columns, on Daws Street, are also located in this plaza. The original columns will be cleaned up and restored to its original glory - creating a strong entrance for the municipal complex visitors to the south.

The WPA drainage channel and all the WPA bridges are to be preserved in the park master plan. The south edge of the channel will be modernized through naturalising the edge. This will encourage the channel to become



more unified with the food truck court through native vegetation and boulders. This would be a great area for a simple butterfly garden or habitat reserve zone for our flying bug friends. The channel will also remain as a functioning stormwater source. The overflow from the raingardens will be directed to a meandering dry creek bed - which will ultimately output the excess water into the WPA channel.

Through preservation and modern enhancements, Andrews Park will be revitalized and renewed! The massive amounts of new programming, festivals, and growth that will occur through the 5-10-year visions for Andrews Park will impact the entire City of Norman. In conclusion, the Andrews Park Master Plan is a significant step towards creating a more dynamic, inclusive, and sustainable public space for the Norman community. With its focus on accessibility, safety, enhanced programming opportunities, and environmental education, the plan provides a comprehensive roadmap for transforming Andrews Park into a vibrant and diverse community hub. Whether you're looking to connect with nature, enjoy a family picnic, or attend a community event, Andrews Park will soon have something for everyone. We can't wait to see the plan come to life and witness its positive impact on the community!





# PERMITS & STUDIES

## ANDREWS PARK MASTER PLAN

City ordinances dictate the regulations for working within the current FEMA Floodplain and Floodway that is adjacent to Andrews Park. Development within the floodway is not allowed, and only limited improvements within the floodplain are permitted. These improvements typically require a floodplain permit issued by the Floodplain Committee of the City of Norman. Land uses such as parks and other low-impact activities are allowed within these areas that pose little or no obstruction to flood flows. However, any proposed improvements must be supported by hydraulic engineering studies and ultimately an approved Letter of Map Revision (LOMR) from FEMA. It is important to note that adding earthwork (fill) in the floodplain that would take away floodwater storage or change the limits of the floodplain is not allowed. Permanent structures are typically not allowed unless it is proven that there is no rise to the floodwater surface elevations (upstream or downstream) and no adverse impacts to the floodplain limits.

Working adjacent to the historical WPA-constructed channel of the upper Imhoff Creek is another design constraint. Although the existing vertical WPA-wall, rock-lined channel is undersized to convey significant rainfall events, every effort should be made not to disrupt, displace, or demolish this channel. Preservation of the channel and its historical relevance should be incorporated into the park's master plan design.

The new Andrews Park Retention Pond is conceptually a feasible amenity. However, some potential design questions need to be considered based on general guidelines from the EPA's Stormwater Best Management Practices for wet ponds. Firstly, it is important to determine whether the upstream drainage area generates enough rainfall runoff to support a retention pond that needs to maintain a minimum water surface elevation. The approximate 115-acre drainage area upstream of Andrews Park produces a significant amount of intermittent stormwater. However, the inconstancy of when and how much stormwater is a deterrent for pond design and sustainability. Additionally, with some of the recent construction adjacent to the park, stormwater detention and low-impact development have reduced the timing of when stormwater arrives at the park property.

Secondly, the City of Norman has several existing, unused groundwater wells within the park's boundary that could be utilized specifically for the retention pond water. However, the well water would need to be evaluated for quality and quantity to determine the viability of this option.

Thirdly, a new retention pond in Andrews Park could provide an additional compensatory floodwater storage. Although the exact volume is not available at this juncture of the project, the large amount of earthwork material excavated from the site could likely be used in other areas of the park outside the floodplain limits.

Lastly, before any pond design work is completed, an in-depth geotechnical study should occur to confirm that the existing soils are conducive to pond construction. Most clay and shale-type soils that are anticipated within the park can hold water with proper engineering design. However, if the soils are not adequate for pond design, a natural clay or synthetic material liner would be required to help retain water in the pond.



# IMPLEMENTATION

## ANDREWS PARK MASTER PLAN

The following pages provide a breakdown of the phasing plan for Andrews Park, along with the estimated cost for the park master plan. The park’s design team and staff have divided Andrews Park into groups categories, and together they have discussed the best sequencing for the entire master plan. These phases are not set in stone and can be modified to fit the community’s budget and growth needs. However, they should be considered as goals to complete the project master plan. These phases will be implemented over a 5-10-year period, and each phase will take around 2-3 years to complete.

The general phases of the project are as follows:

- 1. Infrastructure Package:** Floodway Cleanup, Main Retention Pond, Main Circulation, Great Lawn, and Andrews Park Performance Stage
- 2. Placemaking Package:** Bioretention Ponds, Gateway Plaza (Spray Jet Play Plaza and Gateway Signage), Park Wayfinding, Botanical Garden at Amphitheater, and Great Lawn Pavilion
- 3. Family & Learning Package:** Arboretum, Park Tree Package, and Food Truck Court, Playground & Skatepark Renovations with Restroom

This section also lists potential funding opportunities available to Andrews Park and the City of Norman to help fund or expedite the master plan implementation.

Potential Funding Opportunities:

### Capital Investment -

Recent history shows that there is an interest in capital investment. This master plan revealed that there is interest in capital investment through tax support. It would be worth reviewing this with local leadership to see how to capitalize on this community’s interest. Andrews Park would be a great candidate for a future Norman Foward Part II project. This would be the fastest way to fund and implement a total park renovation with the fewest phases.

### TSET Partnerships -

Construction projects can receive up to \$500,000 per year for up to two years. Applicants applying for a construction grant must show proof of community need and buy-in and provide a match based on population size.

### Land and Water Conservation Grant -

LWCF requires a 50% match for all grant requests. The minimum grant request is \$25,000 (\$50,000 total project). The maximum grant request is \$500,000 (\$1,000,000 total project). Only one application can be submitted for an LWCF project per jurisdiction.

### OTRD Grant –

The Oklahoma Recreational Trails Grant is a program that provides funding for the development and maintenance of recreational trails in Oklahoma. The grant is administered by the Oklahoma Tourism and Recreation Department (OTRD) and is available to local governments and non-profit organizations. The grant can be used for a variety of projects, including the construction of new trails, the repair and maintenance of existing trails, and the purchase of equipment and supplies. The goal of the program is to promote outdoor recreation and tourism in Oklahoma by providing safe and accessible trails for residents and visitors to enjoy. This is an 80:20 reimbursable grant that could be used on the promenade trail within Andrews Park.



When budgeting for individual projects, it’s always wise to include soft costs in addition to estimated construction costs. These soft costs can include a construction contingency, A&E fees, study costs, contractor mark ups, and a market escalation allowance. A construction contingency provides a budgetary allowance for incidental or unexpected costs that may arise during construction. The typical allowance for contingency ranges from 10% to 20% of construction costs. Owner’s costs are expenses incidental to construction, typically the responsibility of the owner, including topographical survey, geotechnical engineering, accessibility reviews, permitting, inspections, and others. A typical project allowance for owner’s costs ranges from 1.5% to 2% of the total construction cost. Finally, the market escalation allowance helps the owner prepare for potential inflation when developing an overall budget for a project that may not be constructed for several years. The typical placeholder for this allowance is 3% to 5% of construction costs per year, but it fluctuates according to current market conditions and is difficult to predict. The quicker the implemetnation, the less of a future inflaction mark up with occur. The opinion of probable cost shown here is based off of conservative projected costs and long multiphase build out for Andrews Park. This can be approved and adjusted as funding sources are secured.

DEPARTMENTS INVOLVED WITH  
ANDREWS PARK MASTER PLAN

- Parks Department
- Fire Department
- Police Department
- Planning & Community Development Department
- Utilities Department
- Public Works Department - Stormwater Division
- Public Works Department - Traffic Division
- Public Works Department - Transit & Parking Division
- IT Department

Andrews Park Master Plan - Opinion of Probable Cost

Description	Quantity	Unit	Price	Subtotal
Special Paving	93950	SF	\$ 16.00	\$ 1,503,200.00
Concrete Sidewalk & Trail	110796	SF	\$ 9.00	\$ 997,164.00
Boardwalk	2515	SF	\$ 120.00	\$ 301,800.00
Spray Jet Play Plaza	2825	SF	\$ 100.00	\$ 282,500.00
Stage Building with Restroom, Green Room & Storage	4012	SF	\$ 500.00	\$ 2,006,000.00
Lawn Pavilion with Restroom, Concession & Storage	4012	SF	\$ 500.00	\$ 2,006,000.00
Public Restroom at Family Recreational Area	1	EA	\$350,000.00	\$ 350,000.00
Pergola Structures	11440	SF	\$ 60.00	\$ 686,400.00
Bleachers	5	EA	\$ 7,000.00	\$ 35,000.00
Shade Sails 20'x20' at Skatepark	8	EA	\$ 40,000.00	\$ 320,000.00
Playground + Tot Lot Renovation	14737	SF	\$ 40.00	\$ 589,480.00
Bioretention Ponds System + Retention Pond	81333	SF	\$ 13.00	\$ 1,057,329.00
Removal & Relocation of 12" Water Line (Webster Avenue)	1	LSUM	\$320,000.00	\$ 320,000.00
Removal & Relocation of Fiber Line (Webster Avenue)	1	LSUM	\$283,000.00	\$ 283,000.00
Removal of Webster Avenue Pavement within Park	1	LSUM	\$242,300.00	\$ 242,300.00
Intersection Improvements (at Park Road & Daws Street)	1	LSUM	\$365,000.00	\$ 365,000.00
Midblock Crossing Improvements on Acres Street	1	LSUM	\$240,000.00	\$ 240,000.00
Park Avenue Road Renovation	31000	SF	\$ 35.00	\$ 1,085,000.00
Daws Street Road Renovation	40000	SF	\$ 35.00	\$ 1,400,000.00
Park Avenue On-Street Parking	15050	SF	\$ 35.00	\$ 526,750.00
Daws Street On-Street Parking	15050	SF	\$ 35.00	\$ 526,750.00
Rehabilitation of Existing Water Wells	1	LSUM	\$150,000.00	\$ 150,000.00
Pond Fishing Pier/Dock	1	EA	\$ 25,000.00	\$ 25,000.00
Planting Bed Mulch (Decomposed Granite Chips 3")	165	TON	\$ 123.00	\$ 20,295.00
Planting Bed Soil (6" Rich Mix)	450	TON	\$ 65.00	\$ 29,250.00
Decomposed Granite Screening with Binder	396	TON	\$ 150.00	\$ 59,400.00
Landscape Materials (Shrubs, Perennials, Groundcovers)	10505	SF	\$ 40.00	\$ 420,200.00
Park Wide Irrigation System	202719	SF	\$ 4.00	\$ 810,876.00
Turf	432837	SF	\$ 2.00	\$ 865,674.00
Iron Tree Wells	20	EA	\$ 2,500.00	\$ 50,000.00
Large Tree	250	EA	\$ 1,500.00	\$ 375,000.00
Medium Tree	150	EA	\$ 1,000.00	\$ 150,000.00
Berm with Native Grasses	40000	CY	\$ 13.00	\$ 520,000.00
Masonry Seatwall	300	LF	\$ 120.00	\$ 36,000.00
Gateway Columns	5	EA	\$ 70,000.00	\$ 350,000.00
Bench	40	EA	\$ 2,500.00	\$ 100,000.00
Litter Receptacle	20	EA	\$ 2,000.00	\$ 40,000.00
Bike Rack Sets	8	EA	\$ 2,400.00	\$ 19,200.00
Outdoor Dining Set - 4 Person	40	EA	\$ 5,500.00	\$ 220,000.00
Outdoor Dining Set - 6 Person	40	EA	\$ 7,000.00	\$ 280,000.00
Pedestrian Lights	200	EA	\$ 5,000.00	\$ 1,000,000.00
				<b>\$20,644,568.00</b>
10% A&E Fees, Studies, Permits, and Survey				\$ 2,064,456.80
6% Contractor Markup & Inflation				\$ 1,238,674.08
8% Erosion Control, Demolition, Grading, and Excavation				\$ 1,651,565.44
3% Misc. Utilities				\$ 619,337.04
10% Contingency				\$ 2,064,456.80
<b>Grand Total OPC</b>				<b>\$28,283,058.16</b>



# APPENDIX

Items documented in the Appendix Section:

Kick-Off Meeting | Thursday, September 7, 2023

Open House | Monday, September 11, 2023

Stakeholder Meeting No. 1 | Tuesday, September 12, 2023

Design Workshop - Day 1 | Tuesday, September 12, 2023

Design Workshop - Day 2 | Wednesday, September 13, 2023

Design Workshop - Day 3 | Thursday, September 14, 2023

Stakeholder Meeting No. 2 | Thursday, September 14, 2023

Parks Board - Recommendation of Adoption | Thursday, November 2, 2023

Manager's Meeting | Wednesday, November 29, 2023

City Council Study Session | Tuesday, December 5, 2023

City Council - Adoption | Tuesday, December 12, 2023



Kick-Off Meeting | Thursday, September 7, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet

Open House | Monday, September 11, 2023

- 1. Invitation
- 2. Public Feedback
- 3. Sign In Sheet



Stakeholder Meeting No. 1 | Tuesday, September 12, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet

Design Workshop - Day 1 | Tuesday, September 12, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet



Design Workshop - Day 2 | Wednesday, September 13, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet

Design Workshop - Day 3 | Thursday, September 14, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet



Stakeholder Meeting No. 2 | Thursday, September 14, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet
- 4. Draft Master Plan Presentation

Parks Board - Recommendation of Adoption | Thursday, November 2, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet



Manager’s Meeting | Wednesday, November 29, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet

City Council Study Session | Tuesday, December 5, 2023

- 1. Agenda
- 2. Meeting Minutes
- 3. Sign In Sheet



## City Council - Adoption | Tuesday, December 12, 2023

1. Agenda
2. Meeting Minutes
3. Sign In Sheet



# ANDREWS PARK MASTER PLAN

1. NORMAN'S CERTIFIED ARBORETUM
2. WPA-INSPIRED GATEWAY
3. HISTORICAL WPA BATHHOUSE PLAZA
4. RAIN GARDENS
5. AMPITHEATER BOTANICAL GARDEN
6. BOARDWALK
7. NEIGHBORHOOD COURT
8. 10' WIDE PROMENADE
9. ON STREET PARKING
10. GREAT LAWN
11. LAWN PAVILLION
12. LAWN SHADE ARBORS
13. PEDESTRIAN CROSSING
14. STAGE
15. STORAGE
16. PUBLIC RESTROOMS
17. PICNIC PROMENADE
18. GRAND ENTRY PLAZA
19. SPRAY JET PLAY COURT
20. POND
21. SISTER CITIES PLAZA
22. BLAKE BALDWIN SKATEPARK
23. SKATEPARK COVERED BLEACHERS
24. BASKETBALL COURTS
25. RENOVATED PLAYGROUND + TOT LOT
26. FOOD TRUCK COURT
27. WPA DRAINAGE CANAL AND BRIDGES
28. FISHING PIER + PADDLE BOAT DOCK
29. EXISTING WPA GATEWAY



40' 80' 160'

Item 1.



JAMES GARNER AVENUE

DAWS STREET





# **Andrews Park Master Plan - Opinion of Probable Cost**

Description	Quantity	Unit	Price	Subtotal
<b>Park</b>				
Special Paving	93950	SF	\$ 16.00	\$ 1,503,200.00
Concrete Sidewalk & Trail	110796	SF	\$ 9.00	\$ 997,164.00
Pedestrian Bridge	15	SF	\$ 1,000.00	\$ 15,000.00
Boardwalk	2515	SF	\$ 120.00	\$ 301,800.00
Spray Jet Play Plaza	2825	SF	\$ 100.00	\$ 282,500.00
Prefabricated Public Restroom at Family Recreational Area	1	EA	\$ 350,000.00	\$ 350,000.00
Prefabricated Pergola Structures	11440	SF	\$ 60.00	\$ 686,400.00
Bleachers	5	EA	\$ 7,000.00	\$ 35,000.00
Shade Sails 20'x20' at Skatepark	8	EA	\$ 40,000.00	\$ 320,000.00
Playground + Tot Lot Renovation	14737	SF	\$ 40.00	\$ 589,480.00
Bioretention Ponds System + Retention Pond	81333	SF	\$ 13.00	\$ 1,057,329.00
FEMA Letter of Map Revision & Fees	1	LSUM	\$ 150,000.00	\$ 150,000.00
Park Avenue On-Street Parking	15050	SF	\$ 35.00	\$ 526,750.00
Daws Street On-Street Parking	15050	SF	\$ 35.00	\$ 526,750.00
Rehabilitation of Existing Water Wells	2	EA	\$ 150,000.00	\$ 300,000.00
Pond Fishing Pier/Dock	1	EA	\$ 25,000.00	\$ 25,000.00
Planting Bed Mulch (Decomposed Granite Chips 3")	165	TON	\$ 123.00	\$ 20,295.00
Planting Bed Soil (6" Rich Mix)	450	TON	\$ 65.00	\$ 29,250.00
Decomposed Granite Screening with Binder	396	TON	\$ 150.00	\$ 59,400.00
Landscape Materials (Shrubs, Perennials, Groundcovers)	10505	SF	\$ 40.00	\$ 420,200.00
Park Wide Irrigation System	202719	SF	\$ 4.00	\$ 810,876.00
Turf	432837	SF	\$ 2.00	\$ 865,674.00
Iron Tree Wells	20	EA	\$ 2,500.00	\$ 50,000.00
Large Tree	250	EA	\$ 2,500.00	\$ 625,000.00
Medium Tree	150	EA	\$ 2,000.00	\$ 300,000.00
Berm with Native Grasses	40000	CY	\$ 13.00	\$ 520,000.00
Masonry Seatwall	300	LF	\$ 120.00	\$ 36,000.00
Gateway Columns	5	EA	\$ 70,000.00	\$ 350,000.00
Bench	40	EA	\$ 2,500.00	\$ 100,000.00
Litter Receptacle	20	EA	\$ 2,000.00	\$ 40,000.00
Bike Rack Sets	8	EA	\$ 2,400.00	\$ 19,200.00
Outdoor Dining Set - 4 Person	40	EA	\$ 5,500.00	\$ 220,000.00
Outdoor Dining Set - 6 Person	40	EA	\$ 7,000.00	\$ 280,000.00
Pedestrian Lights	200	EA	\$ 5,000.00	\$ 1,000,000.00
Stage Building with Restroom, Green Room & Storage	4012	SF	\$ 400.00	\$ 1,604,800.00
Lawn Pavilion with Restroom, Concession & Storage	4012	SF	\$ 400.00	\$ 1,604,800.00
<b>Park Subtotal</b>				<b>\$ 16,621,868.00</b>
Park Topographical Survey				\$ 50,000.00
10% A&E Fees, Studies, Permits				\$ 1,662,186.80
8% Erosion Control, Demolition, Grading, and Excavation				\$ 1,329,749.44
3% Misc. Utilities				\$ 498,656.04
10% Contingency				\$ 1,662,186.80
<b>Total Park OPC</b>				<b>\$ 21,824,647.08</b>

<b>Infrastructure</b>				
Relocation of 12" Water Line (Webster Avenue)	1500	LF	\$ 150.00	\$ 225,000.00
Removal & Relocation of Fiber Line (Webster Avenue)	1	LSUM	\$ 283,000.00	\$ 283,000.00
Removal of Webster Avenue Pavement & Existing Water Line	1	LSUM	\$ 242,300.00	\$ 242,300.00
Intersection Improvements (at Park Road & Daws Street)	1	LSUM	\$ 75,000.00	\$ 75,000.00
Midblock Crossing Improvements on Acres Street	1	LSUM	\$ 150,000.00	\$ 150,000.00
Park Avenue Road Renovation	31000	SF	\$ 35.00	\$ 1,085,000.00
Daws Street Road Renovation	40000	SF	\$ 35.00	\$ 1,400,000.00
<b>Infrastructure Subtotal</b>				<b>\$ 3,460,300.00</b>
10% A&E Fees, Studies, Permits				\$ 346,030.00
8% Erosion Control & Misc.				\$ 276,824.00
10% Contingency				\$ 346,030.00
<b>Total Infrastructure OPC</b>				<b>\$ 4,429,184.00</b>

<b>Grand Total Park &amp; Infrastructure OPC</b>	<b>\$ 26,253,831.08</b>
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<b>Park Project Inflation Projections*:</b>	<b>Grand Total</b>	<b>Park</b>	<b>Infrastructure</b>
Park Project Inflation - Year 2	\$ 27,109,705.97	\$ 22,536,130.57	\$ 4,573,575.40
Park Project Inflation - Year 3	\$ 27,993,482.39	\$ 23,270,808.43	\$ 4,722,673.96
Park Project Inflation - Year 4	\$ 28,906,069.91	\$ 24,029,436.79	\$ 4,876,633.13
Park Project Inflation - Year 5	\$ 29,848,407.79	\$ 24,812,796.43	\$ 5,035,611.37
Park Project Inflation - Year 6	\$ 30,821,465.89	\$ 25,621,693.59	\$ 5,199,772.30
Park Project Inflation - Year 7	\$ 31,826,245.67	\$ 26,456,960.80	\$ 5,369,284.87
Park Project Inflation - Year 8	\$ 32,863,781.28	\$ 27,319,457.72	\$ 5,544,323.56
Park Project Inflation - Year 9	\$ 33,935,140.55	\$ 28,210,072.04	\$ 5,725,068.51
Park Project Inflation - Year 10	\$ 35,041,426.14	\$ 29,129,720.39	\$ 5,911,705.74
<b>Total Additional Inflation Cost Over 10 Years</b>	<b>\$ 8,787,595.06</b>	<b>\$ 7,305,073.31</b>	<b>\$ 1,482,521.74</b>

\*Current OPC is showing 1st year projects

\*\*Current inflation per year is projected at +3.26%