

# CITY OF NORMAN, OK CITY COUNCIL CONFERENCE

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

Tuesday, February 11, 2025 at 5:30 PM

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## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

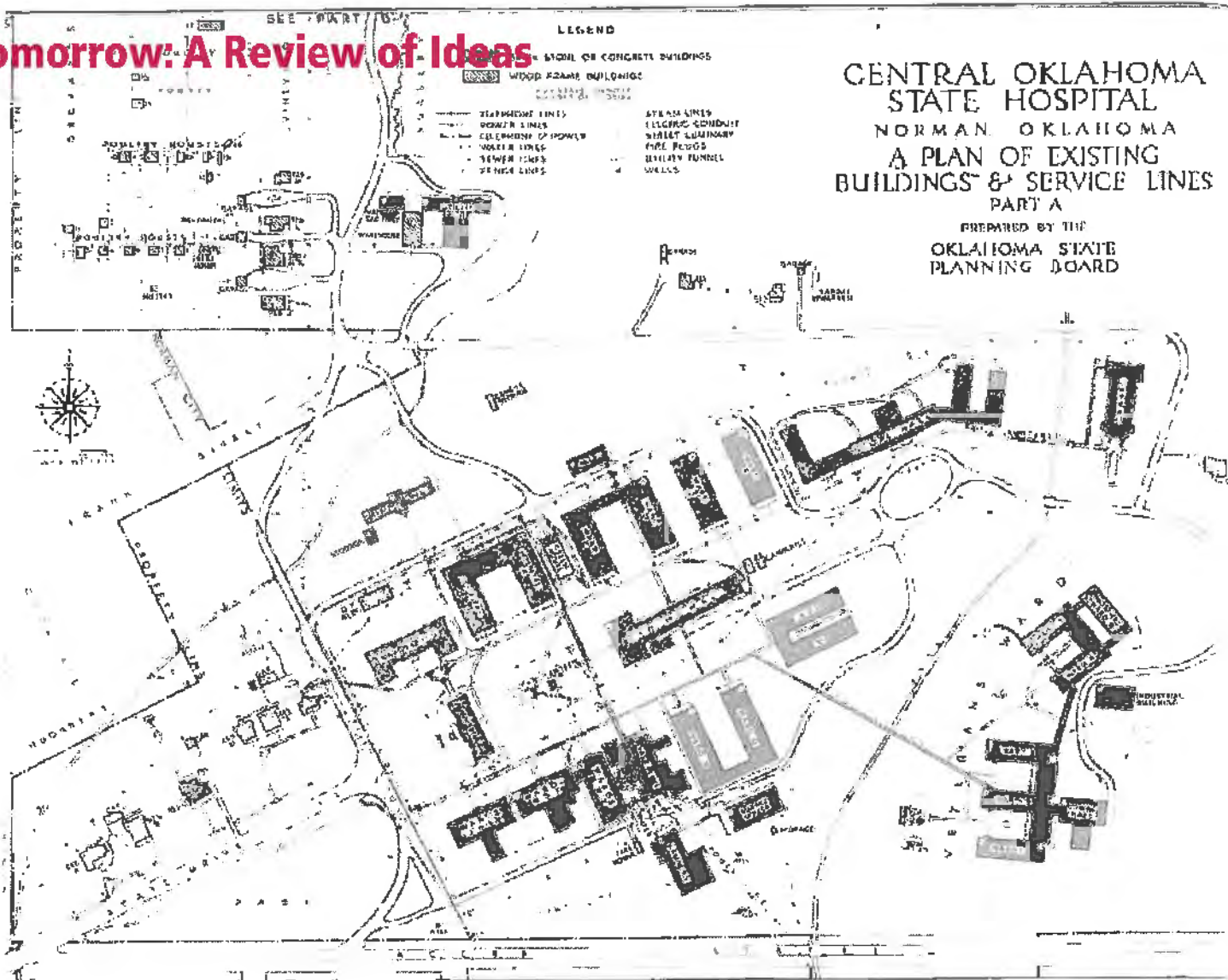
### CALL TO ORDER

### AGENDA ITEMS

1. DISCUSSION AND PRESENTATION OF THE GRIFFIN MASTER PLAN.

### ADJOURNMENT

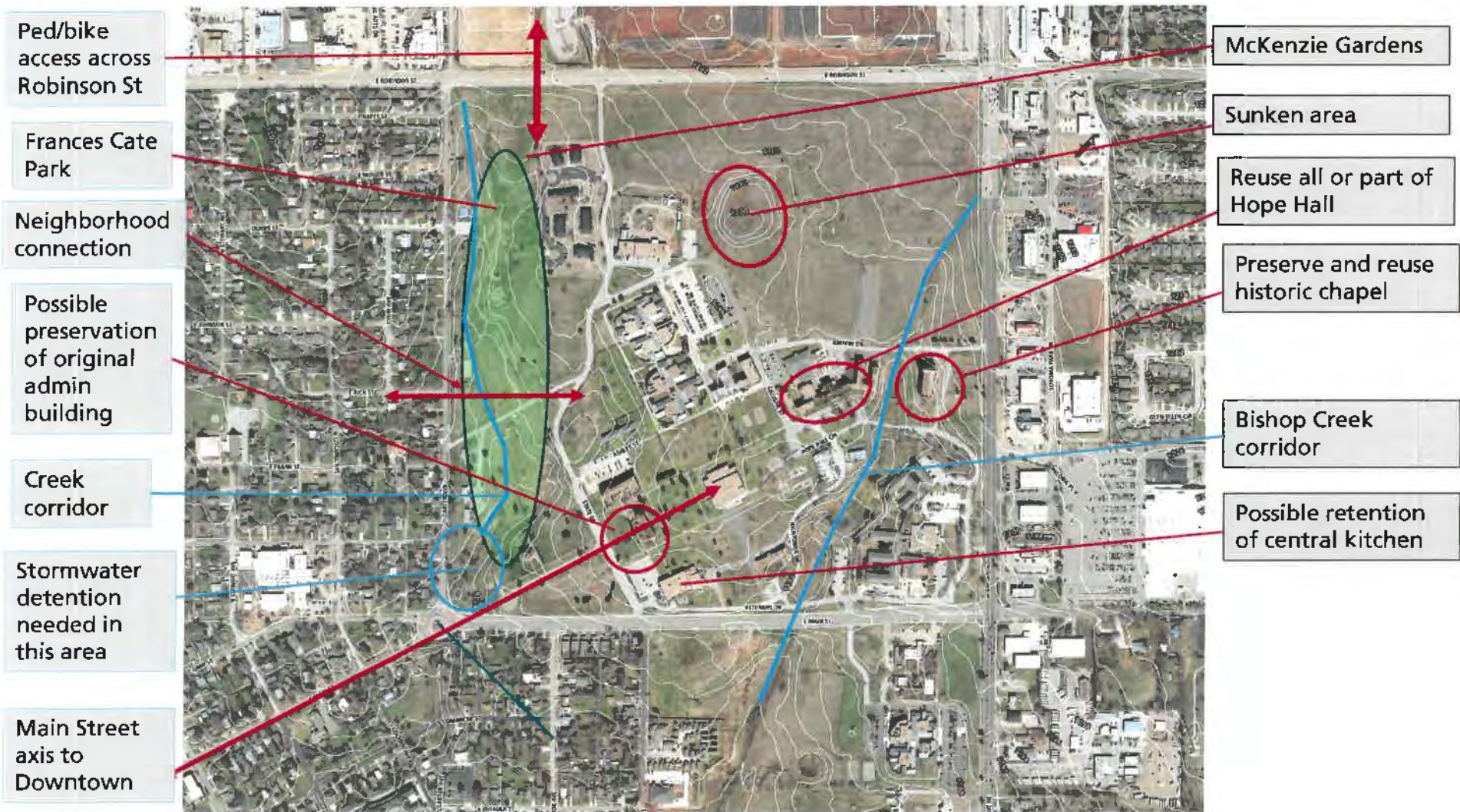
# Griffin Tomorrow: A Review of Ideas



## Griffin Tomorrow: A Review of Ideas

- **Site Considerations and Guiding Principles**
- **Building Blocks**
- **Four Concepts**
- **Thinking about Implementation**

# Site Considerations



## Guiding Principles

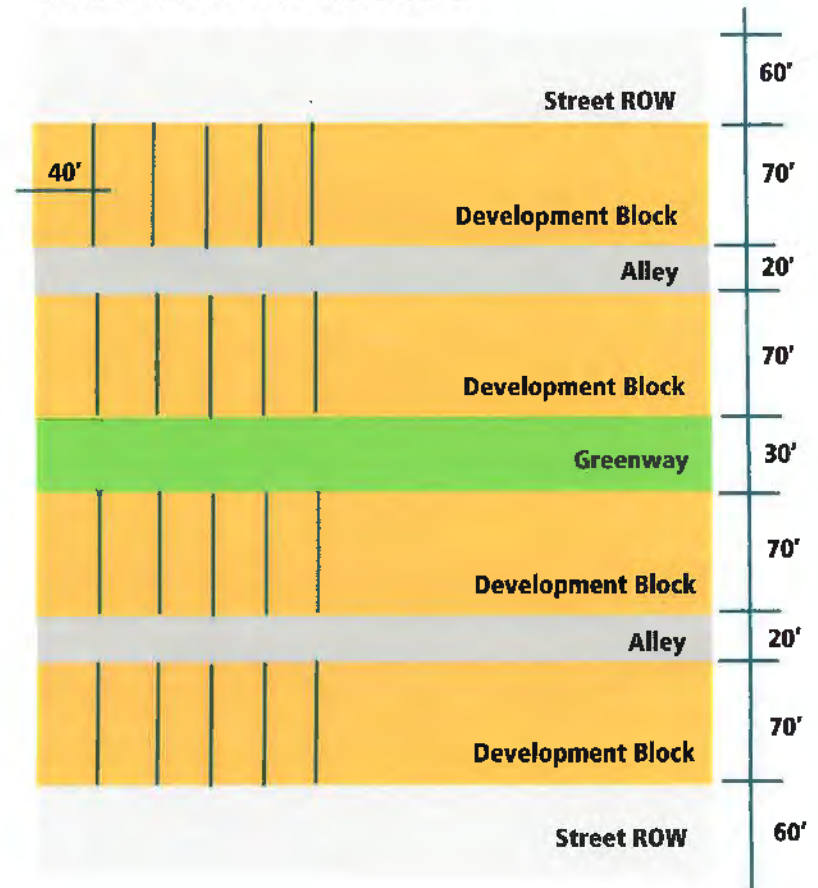
- **Creates an iconic urban destination for Norman**
- **Becomes a bridge between east and west**
- **Accommodates 5-8% of 2045 housing demand**
- **Provides a great neighborhood experience affordable to a range of groups**
- **Connects with surrounding neighborhoods**
- **Becomes part of a central greenway**
- **Respects the history of the place**
- **Manages stormwater effectively**
- **Complements Downtown and adjacent commercial**
- **Becomes a center for artistic expression**

## Building Blocks Basic Street Section



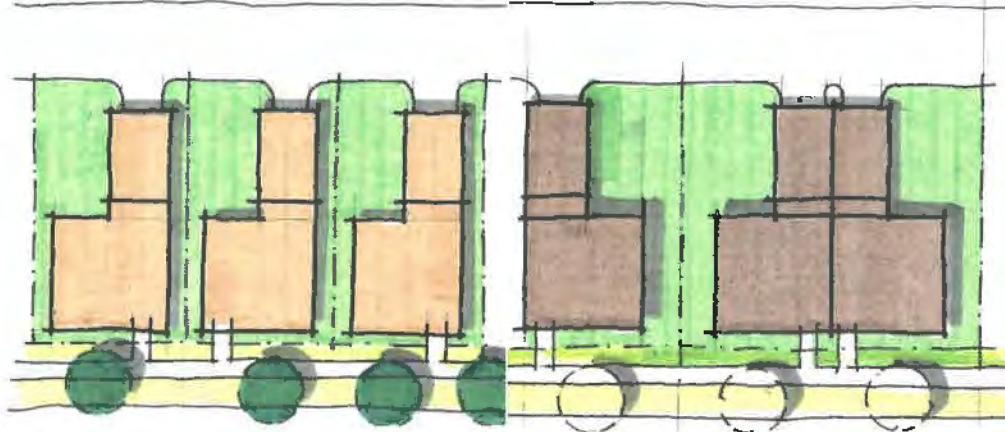
Single-family and townhomes with front doors on greenways

## Basic Block Module



# Building Blocks: Variations on a 40' X 70' Module

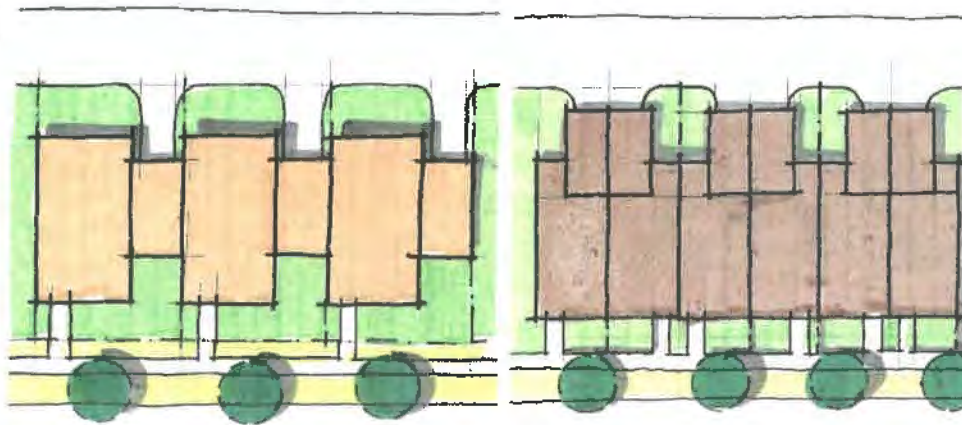
Single-Family Detached



Single-Family Attached



Single-Family Semi-Attached



Townhomes/Rowhomes





### Concept 1: Greenbelt

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Sunset-Bronson Model)

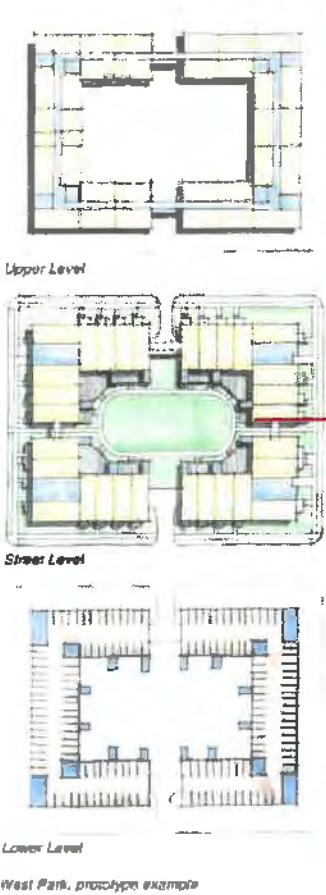
Type	Units
Small site single-family	285
Walk-ups	492
Texas Doughnut	900
Mixed-use upper level	60
Historic	48
<b>Total</b>	<b>1,785</b>

- ① Frances Cate Park
- ⑤ Hope Hall
- ② McKenzie Gardens
- ⑥ Central Kitchen
- ③ Pond
- ⑦ Trail Overpass
- ④ Chapel

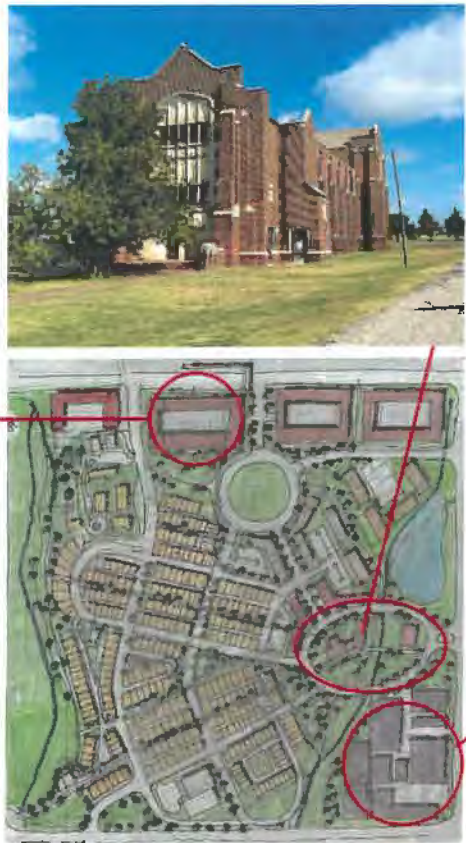


# Ideas introduced in Concept 1

**Doughnut with Townhomes**



**Central Historical Ellipse**



**Large Studio**

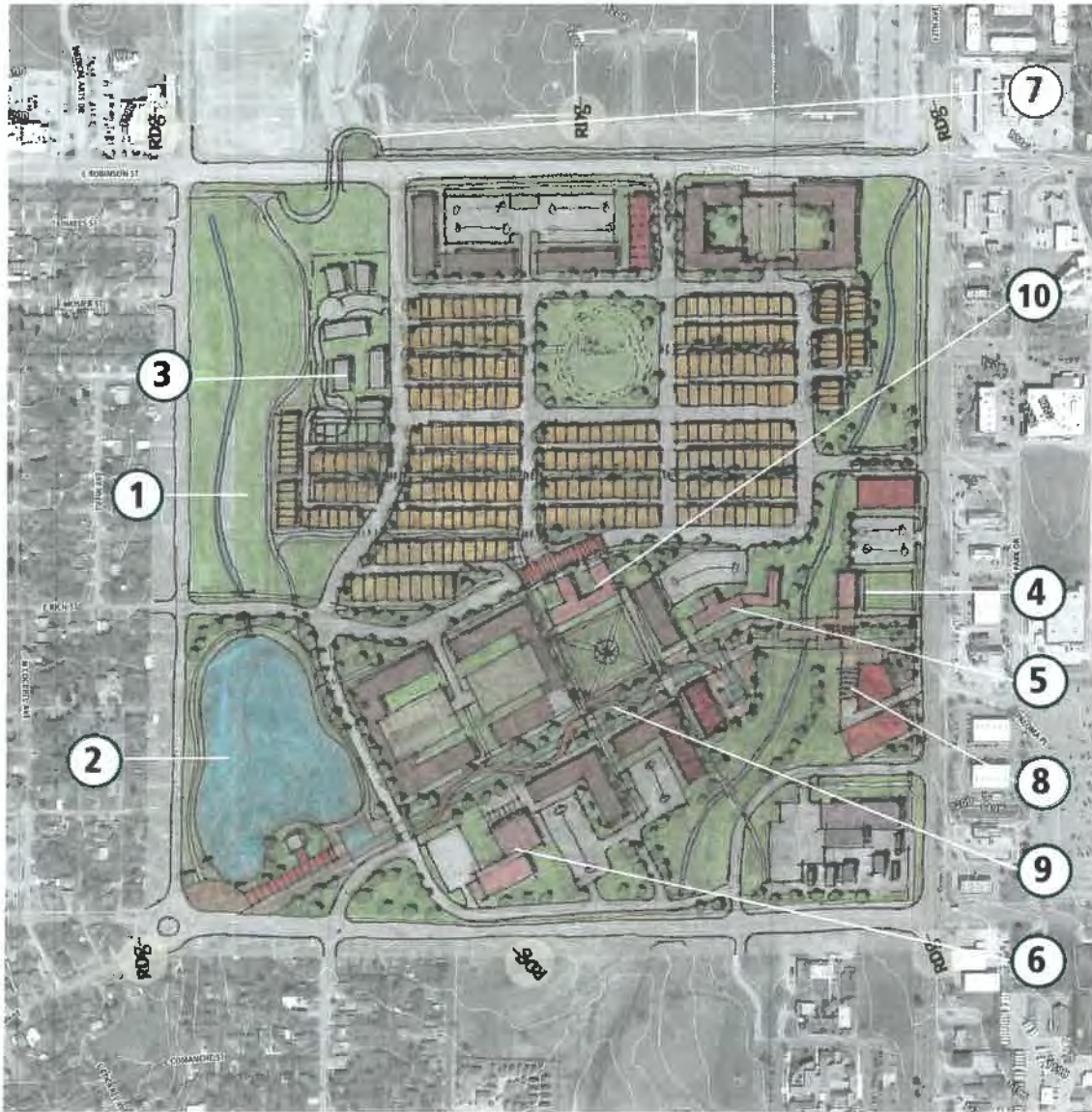


**Robinson Overpass**



**Residential Module**





### Concept 2: Main Street Axis

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Sunset-Bronson Model)

Type	Units
Small site single-family	269
Walk-ups	567
Texas Doughnut	740
Mixed-use upper level	48
Historic	48
<b>Total</b>	<b>1,672</b>

- 1** Frances Cate Park
- 6** Central Kitchen
- 11** The "Sunks"
- 2** Pond
- 7** Trail Overpass
- 3** McKenzie Commons
- 8** Norman Steps
- 4** Chapel
- 9** Main Street Canal/Mall
- 5** Hope Hall
- 10** Current Griffin Admin

## Ideas introduced in Concept 2

Mixed Use Steps (Culver City, CA)



Canal as a Unifying Amenity (Pella, IA)



## Concept 2: Introduced Ideas

The Sunks (Omaha, NE)



Square as a Catalyst (Portage, IN)



Small Studio (Hollywood, CA)





### Concept 3: Main Street Axis II

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Henson Model)

Type	Units
Small site single-family	242
Walk-ups	849
Texas Doughnut	600
Mixed-use upper level	86
Historic	66
<b>Total</b>	<b>1,843</b>

- ① Frances Cate Park
- ② Pond
- ③ McKenzie Commons
- ④ Chapel
- ⑤ Hope Hall
- ⑥ Central Kitchen
- ⑦ Trail Overpass
- ⑧ Norman Steps
- ⑨ Main Street Canal/Mall
- ⑩ Current Griffin Admin
- ⑪ The "Sunks"
- ⑫ Historic Admin

## Concept 3: Introduced Ideas

Old Administration Building Preservation



Focus on Walkups



Small Studio (Hollywood, CA)





### Concept 4: Dueling Grids

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Henson Model)

Type	Units
Small site single-family	312
Walk-ups	628
Texas Doughnut	600
Mixed-use upper level	72
Historic	48
<b>Total</b>	<b>1,660</b>

- 1 Frances Cate Park
- 6 Central Kitchen
- 11 The "Sunks"
- 2 Pond
- 7 Trail Overpass
- 12 Historic Admin
- 3 McKenzie Commons
- 8 Norman Steps
- 4 Chapel
- 9 Main Street Mall
- 5 Hope Hall
- 10 Current Griffin Admin

## Concept 4: Introduced Ideas

**"Ellipse" Enlargement and Changed Street Pattern**



**Commercial Street (Wheeler Development, OKC)**



**Enterprise/Maker District (164<sup>th</sup> and Portland Development, OKC)**





## Thinking about Implementation

- **State cooperation to maintain a unified site**
- **Understanding that this is a Community Enterprise**
- **Probable City acceptance of the site**
- **Master developer: probably a nonprofit development entity**
- **Confirming a master plan with development guidelines**
- **Priority-setting and catalytic projects**
- **Financial foundation**
- **Parceling project for private development sections consistent with market demand**