



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, June 10, 2025 at 5:00 PM

AMENDED 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. PRESENTATION OF THE WESTWOOD MASTER PLAN.
2. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION IN THE CASE OF KEVIN HAHN V. CITY OF NORMAN, CLEVELAND COUNTY DISTRICT COURT CASE CJ-2021-210 TB, AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(4) AND THE EMPLOYMENT OF THE INTERNAL AUDITOR AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(1).
3. CONSIDERATION OF THE REMOVAL, SUSPENSION, OR RESIGNATION OF THE CITY OF NORMAN INTERNAL AUDITOR.

ADJOURNMENT



Item 1.



Smyers Craig & Coyne
American Society of Golf Course Architects

WESTWOOD PARK MASTER PLAN

City of Norman RFP 2324-44

City Council Meeting | June 10, 2025



EVENT

Project Kickoff

City Staff/ Steering Committee (stake holders)

Site Analysis / Space Programming / Concept Design

Detailed Topographic Boundary & Utility Survey
of the Larger Project Area / Due Diligence

Design Review Meeting 1

City Staff / Steering Committee (stake holders)

Public Distribution of Conceptual Plan

(City website, social media, local news media)

Design Review Meeting 2 50% Plan Review

City Staff / Steering Committee (stake holders)

Present Master Plan to Park Board Commissioners

Present Master Plan to City Council

Master Plan Adoption by City Council

DATE

June 21, 2024

June 24 – August 9, 2024

September 13, 2024

March 31 – April 14, 2025

April 18, 2025

June 5, 2025

June 10, 2025

June 24, 2025

Item 1.

NEW MAIN ENTRY

GOLF CLUBHOUSE
 LOBBY
 GOLF SHOP
 THE BAR
 ALA CART DINING
 BANQUET ROOM
 MEETING ROOM
 KITCHEN
 MEN'S/WOMEN'S LOCKER ROOMS
 MISC SUPPORT SPACES
 COVERED OUTDOOR DINING
TOTAL AREA - GROSS SF 23,200 SF

Item 1.

GOLF CART STORAGE
 FLEET/UTILITY CART STORAGE
 SERVICE AREA
 PARTS/MECHANIC'S OFFICE
 RANGE TRACTOR STORAGE
 STAFF SUPPORT AREAS
 STAFF TOILETS
TOTAL AREA - GROSS SF 7,500 SF

COVERED HITTING TEES
 COVERED HITTING BAYS (12 TOTAL)
 TEACHING HITTING BAYS (1 INCLUDED)
 BALL DISPENSER
TOTAL AREA - GROSS SF 2,800 SF

GOLF COURSE MAINTENANCE
 EQUIPMENT STORAGE
 EQUIPMENT SERVICE AREA
 OFFICES
 STAFF SUPPORT AREAS
 STAFF LOCKER ROOMS
 COVERED EQUIPMENT STORAGE
 MAINTENANCE MATERIAL STORAGE
 EQUIPMENT WASH AREA
 STAFF PARKING
 NURSERY
TOTAL AREA (1 ACRE SITE) 9,820 SF

AT THE TURN GRILL
 GRAB N GO LOBBY
 KITCHEN
 PUBLIC TOILETS
 SUPPORT SPACES
 COVERED OUTDOOR DINING
TOTAL AREA - GROSS SF 1,300 SF

TENNIS FACILITY
 PRO SHOP
 OFFICES
 RACKET MAINTENANCE
 RETAIL STORAGE
 INDOOR COURTS (3)
 SEATING/VIEWING AREAS
 PUBLIC TOILETS
 COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 27,400 SF

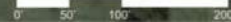
PICKLEBALL FACILITY
 BAR/GRAB N GO
 INDOOR COURTS (8)
 SEATING/VIEWING AREAS
 PUBLIC TOILETS
 COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 19,700 SF

PARKING EXISTING 379
PARKING NEW 257

4



SITE PLAN CONCEPT
 WESTWOOD PARK MASTER PLAN
 NORMAN, OKLAHOMA
 MARCH 31, 2025



gso
 TOM HOCH
 Smyers Craig & Coyne
 American Society of Golf Course Architects



MEETING AGENDA

1. **Review of Public Input Comments**
 2. Master Plan Site
 3. Site / Civil Considerations
 4. Golf Course Renovation Design
 5. Estimate of Probable Cost
 6. Discussion

PUBLIC COMMENTS – GENERAL

Cost / Funding

- How much is this going to cost and be financed?
- Some of these plans are too much money. Why not take advantage of the good have and do remodels plus add to areas we need (ex, paddleball, irrigation, extra indoor courts).
- I am all for a new clubhouse – there is no need for a complete course shutdown and remodel.
- Many improvements could be made at a fraction of the cost.

Support

- Nice Renders.
- Love it, Keep Going!
- DO IT!!!
- Wonderful news, badly needed.
- Looks awesome. Needs to be a council priority. Support this over funding the OU arena any day!

PUBLIC COMMENTS – GENERAL



Traffic Flow

- Need to see a traffic study for this master plan.
- New entrance on Robinson will need turn lanes at least and probably traffic signal.
- How will the exit/entry from Robinson occur? Will there be an overpass or stop lights on very busy Robinson?
- Accidents waiting to happen trying to get on Robinson from Qdoba going west.
- Why can there not be an entrance from the stoplight at Sonic?

Paving / Parking

- Incorporate some green parking (drain to vegetation at a minimum).
- Some kind of mitigation for all the impervious surfaces being added.
- How will the increased impervious area affect the creek & water quality? Please include some green infrastructure like curb cuts, pervious pavement, green roofs, etc. and solar panels!
- Solar panels on the building would be awesome to see.
- Reversed angle parking for golfers and a cart pathway for them to load and unload their clubs.
- Bigger parking spaces for larger vehicles.

PUBLIC COMMENTS – WESTWOOD GOLF



Course

- Extend the driving range as the grass needs to be rotated every couple of days.
- Facility & clubhouse upgrades are nice, but the condition of the course is most important.
- Proposed design will not promote new tournaments because it's still a Par 70. Sell the property and purchase a larger lot of land to make a Par 72 golf course (or same course location & combine all clubhouses).
- Driving range should have charging ports for cell phones.
- Add tee boxes
- The golf course should not be changed. Just add things to make it even better.
- Add a few longer holes.

Irrigation / Water Management

- Irrigate the whole property.
- Why does the creek east of hole 8 & 10 end at someone's house?
- The flow out of the pond should go east before joining with the creek.

PUBLIC COMMENTS – WESTWOOD GOLF



Price / Value

- It's not anywhere near worth the price to play it.
- I'm a city employee and I will not pay to play Westwood. I go to other town's courses instead of Westwood.
- Norman golfers need a great affordable course.

Timing

- I'm a Marshal here so I worry about what we will do during construction.
- I would like the remodel done ASAP. Please get this done.

Support

- Rick and his team do a great job maintaining a great golf course.
- I love Westwood, but it is worn out, every aspect needs to be redone.
- I like all the changes put forth.

PUBLIC COMMENTS – WESTWOOD TENNIS

Tennis Courts

- Highly Stressed: Courts located on Robinson are too loud. Unable to hear scores & calls due to street noise.
- Maybe put building there. / Move indoor courts and pickleball to back up to Robinson St. to give a buffer.
- Need more courts.
- Indoor courts are used mainly for pros – not available for public play.

Pickleball

- Very interested in pickleball.
- Love separation of tennis courts and pickleball courts!
- Flexible hours for pickleball & lessons for adults & kids.
- Indoor facility that is open early / closes late to play before or after work.
- Forget about the pickleball courts (unnecessary). Use that area for extra parking.

Timing

- What time frame will we be without courts?

PUBLIC COMMENTS – WESTWOOD TENNIS

Lighting

- All courts should have working lights.
- Lights come on at dusk/heavy overcast and/or staff knows how to turn on & off.
- The kind of lights that do not get in a player's eyes on the other courts. (Best = Earlywine / Worst = Edmond)

Landscaping

- Too many trees in drawing. Leaves are a constant problem on courts.
- Deciduous trees along tennis courts is beautiful, but a nightmare to maintain.
- Believe the city could be liable for all the falls the players will incur if the leaves are not removed daily in the fall.

Security

- Secure the facility. Customer should only be able to get to the courts through pro shop (ex, Earlywine & Edmond).
- Fees would also be able to be taken. (Currently not happening)
- Fence around the whole facility.
- Doors that work and lock.

PUBLIC COMMENTS – WESTWOOD TENNIS

Usage

- What is the data for Westwood tennis now?
- Indoor court usage and by whom? Lessons, drills, player matches, private lessons vs. public use.
- Outdoor court usage? By whom?
- Number of pickleball players? Number of tennis players?
- Has Westwood tennis been audited? What are the numbers?
- Indoor courts filled with private lessons, so the public has limited use of time. Will adding 3rd indoor court help?

Management & Maintenance

- Better maintenance & better management needed. These are not addressed by a new facility.
- Is there enough money budgeted to manage and maintain this new facility?
- Front desk is often empty, phones not answered & fees not taken.
- Trash cans not emptied therefore blows on court.
- Trash and leaves need to be removed from courts.

PUBLIC COMMENTS – WESTWOOD TENNIS

Management & Maintenance Continued

- Windscreens not repaired or replaced.
- No one answers the phone or desk to take court reservations. Told the phone system does not work.
- No one available to pay for courts, balls, drinks, etc.
- Need working squeegees.
- Remove or repair drink holders on court.
- Nets fixed – dangerous – feet can get caught in ripped edges.
- Open and staffed during busy summer holidays – golf and pool at Westwood are open 4th of July.
- Same standard for everyone regarding who pays and how much for indoor and outdoor courts.
- Same standard for everyone regarding reservations – all staff follow same policy.
- Fence not secured at bottom – dangerous for tripping and balls roll under.



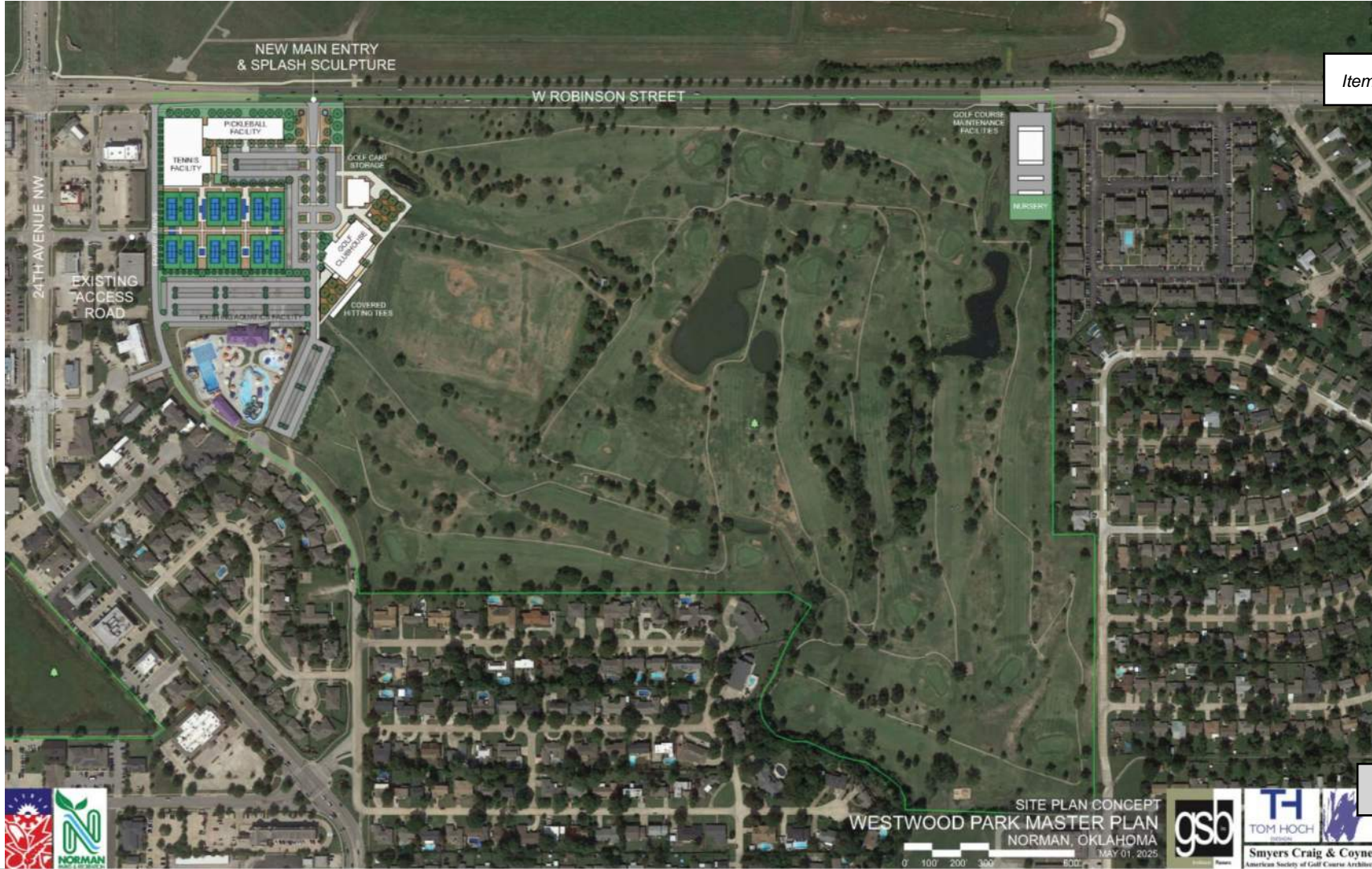
COMMITTEE COMMENTS: April 18, 2025

Item 1.

- Agreed to flipping the tennis / pickleball facilities to reduce traffic noise on courts from Robinson St
- Add additional tees to covered hitting tees pavilion and move to south side of clubhouse
- Remove standalone At-the-Turn Grill and consolidate with main dining & kitchen
- Eliminate junior tennis courts
- Add 4th indoor tennis court
- Eliminate trees between courts
- City funding needed for maintenance
- Show "Splash" sculpture placement

MEETING AGENDA

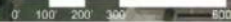
1. Review of Public Input Comments
- 2. Master Plan Site**
3. Site / Civil Considerations
4. Golf Course Renovation Design
5. Estimate of Probable Cost
6. Discussion



Item 1.



SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01, 2025



NEW MAIN ENTRY &
SPLASH SCULPTURE

TENNIS FACILITY

INDOOR TENNIS
COURTS
(4)

PICKLEBALL FACILITY

INDOOR PICKLEBALL COURTS (8)

TENNIS
SHOP

PARKING
151 SPACES

PARKING
35 SPACES

GOLF
CART
STORAGE

CLOCK
TOWER

CART
STAGING

GOLF
CLUBHOUSE

SERVICE
YARD

CART
PARKING

COVERED
HITTING TEES
(16)

PARKING
282 SPACES

TOTAL PARKING
604 SPACES

EXISTING AQUATICS FACILITY

PARKING
138 SPACES

GOLF CLUBHOUSE

LOBBY
GOLF SHOP
THE BAR
ALA CART DINING
GRAB N GO LOBBY
BANQUET ROOM
MEETING ROOM
KITCHEN
MEN'S/WOMEN'S LOCKER ROOMS
MISC SUPPORT SPACES
COVERED OUTDOOR DINING
TOTAL AREA - GROSS SF

Item 1.

25,365 SF

GOLF CART STORAGE

FLEET/UTILITY CART STORAGE
SERVICE AREA
PARTS/MECHANIC'S OFFICE
RANGE TRACTOR STORAGE
STAFF SUPPORT AREAS
STAFF TOILETS
TOTAL AREA - GROSS SF

7,525 SF

COVERED HITTING TEES

COVERED HITTING BAYS (16 TOTAL)
TEACHING HITTING BAYS (1 INCLUDED)
BALL DISPENSER
TOTAL AREA - GROSS SF

3,600 SF

GOLF COURSE MAINTENANCE

EQUIPMENT STORAGE
EQUIPMENT SERVICE AREA
OFFICES
STAFF SUPPORT AREAS
STAFF LOCKER ROOMS
COVERED EQUIPMENT STORAGE
MAINTENANCE MATERIAL STORAGE
EQUIPMENT WASH AREA
STAFF PARKING
NURSERY
TOTAL AREA (1 ACRE SITE)

9,820 SF

TENNIS FACILITY

PRO SHOP
OFFICES
RACKET MAINTENANCE
RETAIL STORAGE
INDOOR COURTS (4)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF

35,065 SF

PICKLEBALL FACILITY

BAR/GRAB N GO
INDOOR COURTS (8)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF

21,452 SF

PARKING EXISTING 379
PARKING NEW 225
PARKING TOTAL 604

SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01, 2025

0 50' 100' 200'



Smyers Craig & Coyne
American Society of Golf Course Architects



AERIAL VIEW LOOKING NW FROM GOLF COURSE



AERIAL VIEW LOOKING SE TOWARD GOLF COURSE

MEETING AGENDA

1. Review of Public Input Comments
 2. Master Plan Site
- 3. Site / Civil Considerations**
4. Golf Course Renovation Design
5. Estimate of Probable Cost
6. Discussion



SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01, 2025





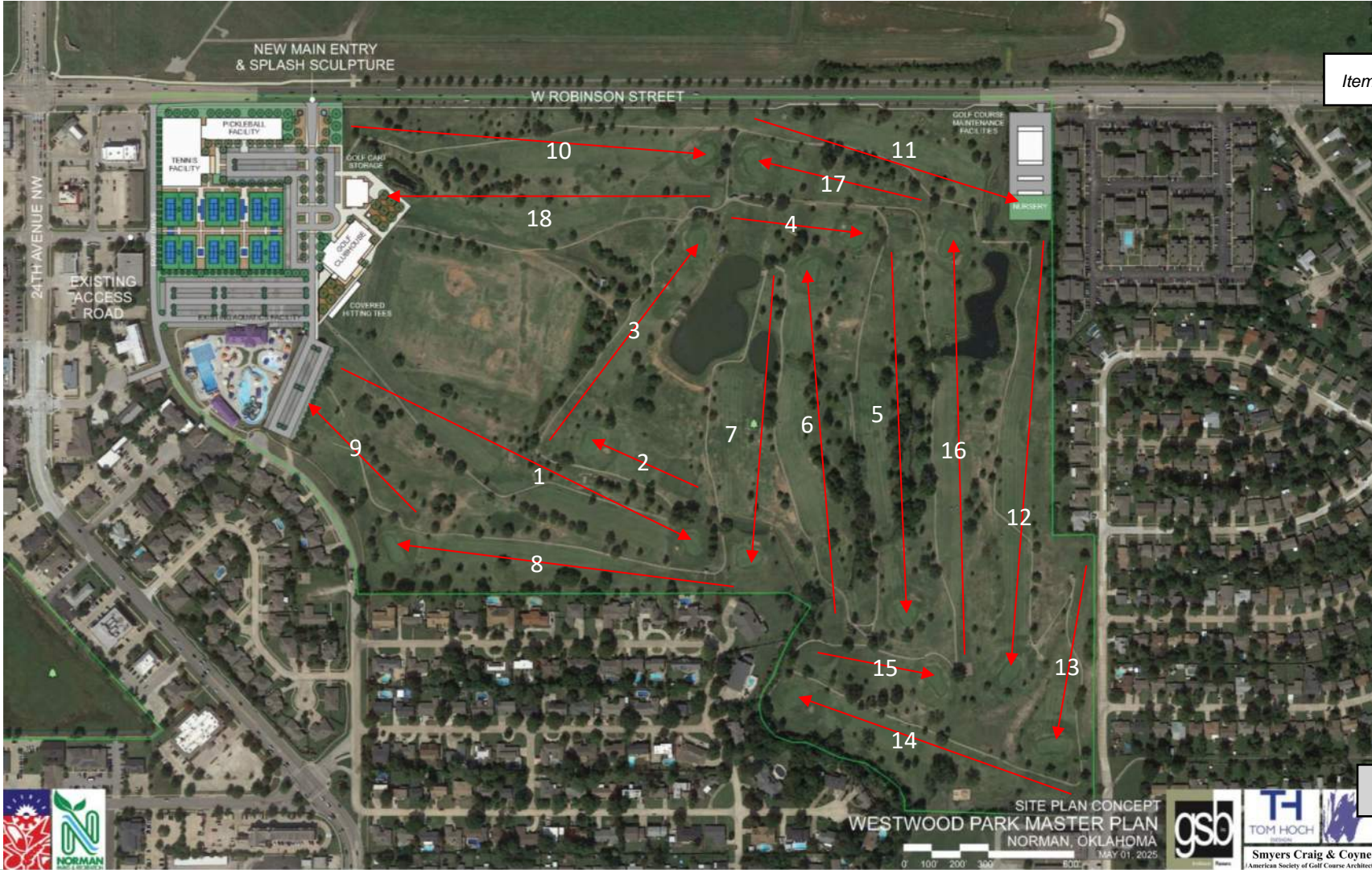
MEETING AGENDA

1. Review of Public Input Comments
 2. Master Plan Site
 3. Site / Civil Considerations
- 4. Golf Course Renovation Design**
5. Estimate of Probable Cost
 6. Discussion

Why Renovate Golf Course?

- Irrigation and Drainage Infrastructure at Life Span
- Irrigation Reservoir Capacity (Capturing Runoff)
- Bunker Quality
- Cost to Enhance Design is the Same as in Place
- New Facilities Impacting Golf Course Footprint
- There is a Cost to Doing Nothing
- Be the Best Westwood can be!

Item 1.



"INSPIRED BY THE PAST"

PROPOSED MASTER PLAN
FOR

"PLANNED FOR THE FUTURE"

WESTWOOD PARK GOLF COURSE

CITY OF NORMAN, OKLAHOMA

NEW MAIN ENTRY

BOOM!

24TH AVENUE NW

EXISTING
ACCESS
ROAD

PUTTING GREEN

PRACTICE RANGE

Card for the Course from the tips

1	5	531
2	3	233
3	4	401
4	4	420
5	4	421
6	4	383
7	4	348
8	4	480
9	3	178
out	35	3385
10	5	508
11	4	392
12	4	334
13	3	186
14	4	348
15	3	141
16	5	592
17	3	209
18	4	440
in	35	3130
total	70	6515

WANTED



REWARD

"THE BEST MUNICIPAL GOLF EXPERIENCE IN OKLAHOMA!"

CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MARCH 31, 2025

gsb

T-1
TOM HOCH

CHARTERED BY THE CITY OF NORMAN

Item 1.





Item 1.

WILD WILD WESTWOOD ...

“Folk Style Golf Architecture is informed by the land. It is an inspired use of the geography to help the architect tell the story to the golfer ...

... a story crafted from the unique characteristics from the surrounding area.

It takes what the land gives and creates utility, prioritizing the useful over the decorative. ”

-Tom Coyne



Accessories

“Greatness is in the margins”

Properly accessorizing your golf course in the right theme is the final touches to make your golf course truly stand out from the competition.

Elegant Tee Markers



Wood Bunker Rakes



Bag Stands



Simplistic Rustic Hole Signage



Item 1.

Existing photo of 8th Tee Box - Far over accessorized with man-made structures.



“Tee Marker” for Putting Course



Return the retro jersey font flags from the original course

Plant Pallet

The planting scheme will strategically screen the golf course to make for a peaceful environment within nature. The exterior margins of the golf course will be planting to screen from busy roads, unsightly structures, and aquoduc complexes.

Botanical Name	Common Name	Qty	Spacing	Size
Cupressus arizonica	Arizona Cypress	45	15-20' o.c.	15-20 gal.
Gleditsia triacanthos 'Inermis'	Thornless Honey Locust	9	as shown	2-2.5" cal.
Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	50	15' o.c.	15 gal.
Juniperus virginiana 'Canaertii'	Canaert Eastern Redcedar	35	15-20' o.c.	15 gal.
Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	27	5' o.c.	6' ht.
Pinus leucodermis	Bosnian Pine	33	15' o.c.	15 gal.
Pinus taeda	Loblolly Pine	35	15' o.c.	15 gal.
Quercus muehlenbergii	Chinkapin Oak	33	40' o.c.	2-2.5" cal.
Quercus shumardii	Shumard Oak	44	40' o.c.	2-2.5" cal.
Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	33	10-15' o.c.	2" cal.
Thuja 'Green Giant'	Green Giant Arborvitae	33	15-20' o.c.	15 gal.



Canaert Eastern Redcedar



Shumard Oak



Shawnee Brave
Bald Cypress



Bosnian Pine



Nellie R. Steven's Holly



Chinkapin Oak



Thornless Honey
Locust



Arizona Cypress



Green Giant Arborvitae

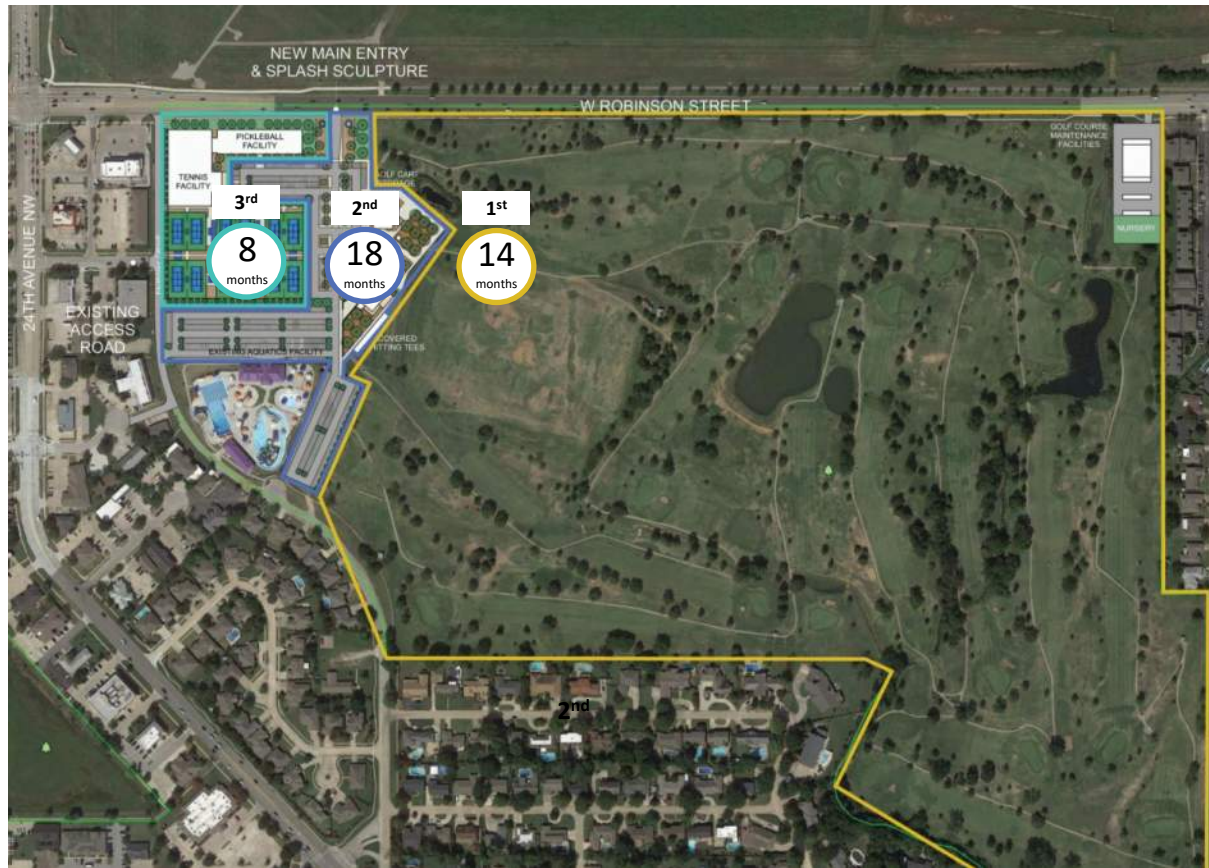


Loblolly Pine



Taylor Eastern
Redcedar

Item 1.



PROJECT SEQUENCING

- Concurrent construction will reduce cost
- Aquatic Center to remain open

CONSTRUCTION DURATIONS

- **Golf Course** - 14 months
- **Golf Clubhouse** - 18 months
- **Court Sports** - 8 months

MEETING AGENDA

1. Review of Public Input Comments
 2. Master Plan Site
 3. Site / Civil Considerations
4. Golf Course Renovation Design
- 5. Estimate of Probable Cost**
 6. Discussion

ESTIMATE of PROBABLE COST

Item 1.

Demolition & Sitework	\$ 3,078,424.00
Site Utilities	\$ 618,360.00
Golf Clubhouse	\$ 15,198,416.00
Golf Cart Storage	\$ 2,934,750.00
Covered Hitting Tees	\$ 843,750.00
Golf Maintenance	\$ 3,240,600.00
Tennis Pro Shop	\$ 983,750.00
Tennis & Pickleball Indoors	\$ 15,923,664.00
Tennis Courts Outdoors	\$ 3,506,400.00
FF&E	\$ 1,000,000.00
Golf Course Renovation	\$ 7,500,000.00

Total	\$ 54,828,114.00
--------------	-------------------------

Cost Escalation (3% per year)	
Year 2030	\$63,052,331.00
Year 2035	\$71,276,548.00
Year 2040	\$79,500,765.00

MEETING AGENDA

1. Review of Public Input Comments
 2. Master Plan Site
 3. Site / Civil Considerations
4. Golf Course Renovation Design
5. Estimate of Probable Cost

6. Discussion



GSB, Inc.

3555 NW 58th St., Suite 700W
Oklahoma City, Oklahoma 73112
405.848.9549 | gsb-inc.com