

# Norman Senior Citizens Center Site Options

City Council Study Session

May 7, 2019



# Central Library

## Four Site Options Considered

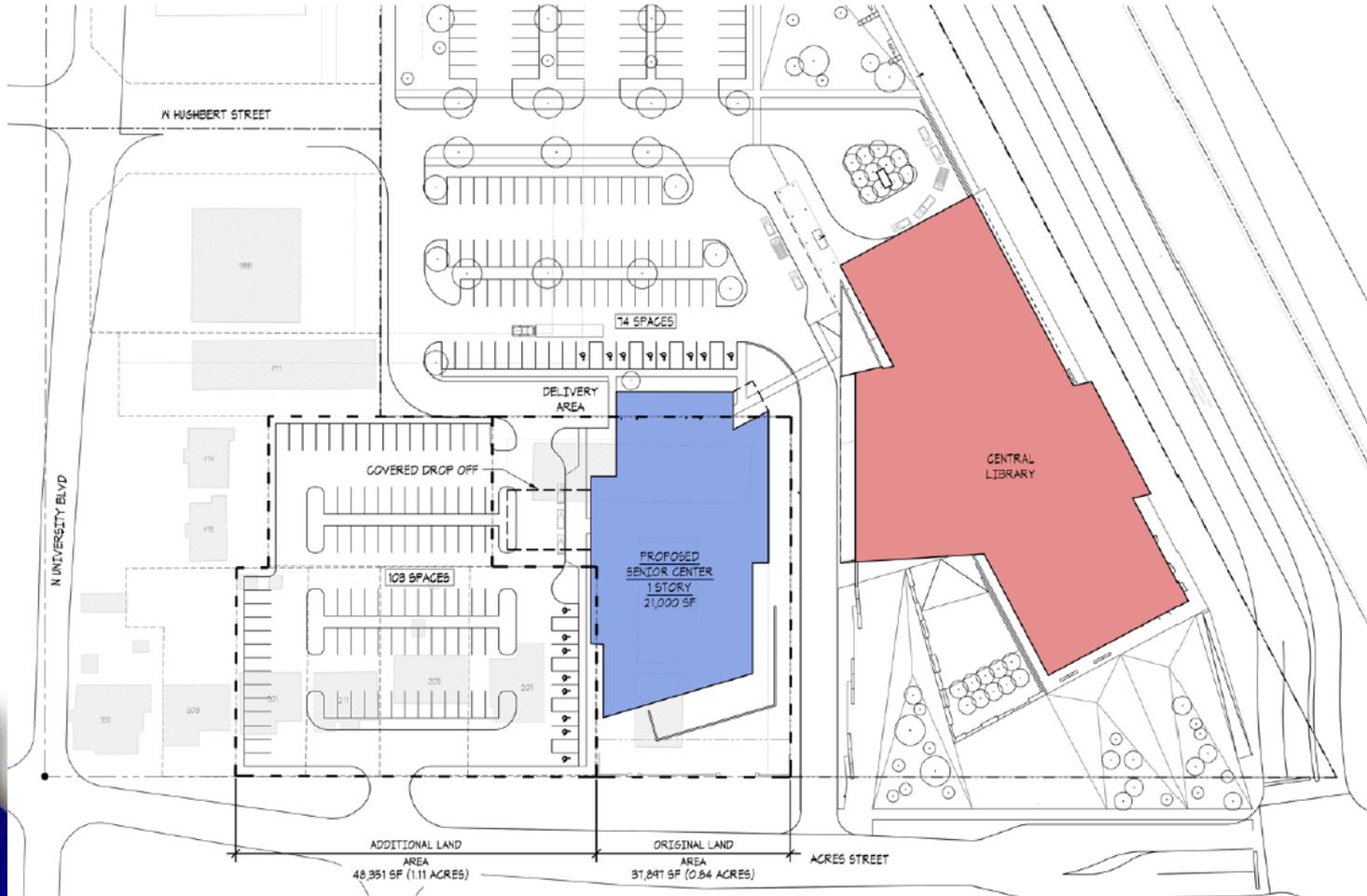
### Pros:

- Central location
- Adjacent to library

### Cons:

- Additional land costs (approx. \$1-1.5M)
- Requires condemnation and relocation-City Council indicated not in favor
- Loss of residential housing
- Limited space for future expansion





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Project:

**SENIOR CENTER  
L4 SITE  
FEASIBILITY STUDY**  
Norman, Oklahoma

Issue Date: 1/19/2014

Revision:

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|  |  |
|  |  |

Project Number:

Sheet Title:  
**SITE FEASIBILITY**

# Andrews Park Site

## Pros:

- Land available – no cost
- Central location – library and park facilities

## Cons:

- Higher site development costs (approx. \$1M) enhanced drainage structures and FEMA Letter of Map Revision (LOMR)
- Additional time for LOMR (approx. 1 year)
- Loss of additional open space at Andrews Park







**ANDREWS PARK - PROPOSED SENIOR CITIZEN'S CENTER SITE OPTION AP**  
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**SENIOR CITIZENS CENTER  
 ANDREWS PARK  
 SITE FEASIBILITY STUDY**  
 Norman, Oklahoma

|                |  |
|----------------|--|
| Issue Date     | 10/26/2016                                     |
| Revision       |  |
| Project Number |  |
| Sheet Title    | PROPOSED SENIOR CITIZENS CENTER SITE OPTION AP |
| Sheet Number   |  |

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# North Base Site

## Pros:

- Central location
- Phased construction may not be necessary if shared use of other facilities

## Cons:

- High site acquisition cost - approx. \$172,000 per acre (\$430,000-\$516,000 for 2.5 - 3 acres)
- North Base road improvements (\$1M+)
- Demo of existing gym if pool and multi-sport located here
- Isolated from other amenities if pool and gym located at UNP
- High speed traffic on N. Flood Ave.





# UNP Site

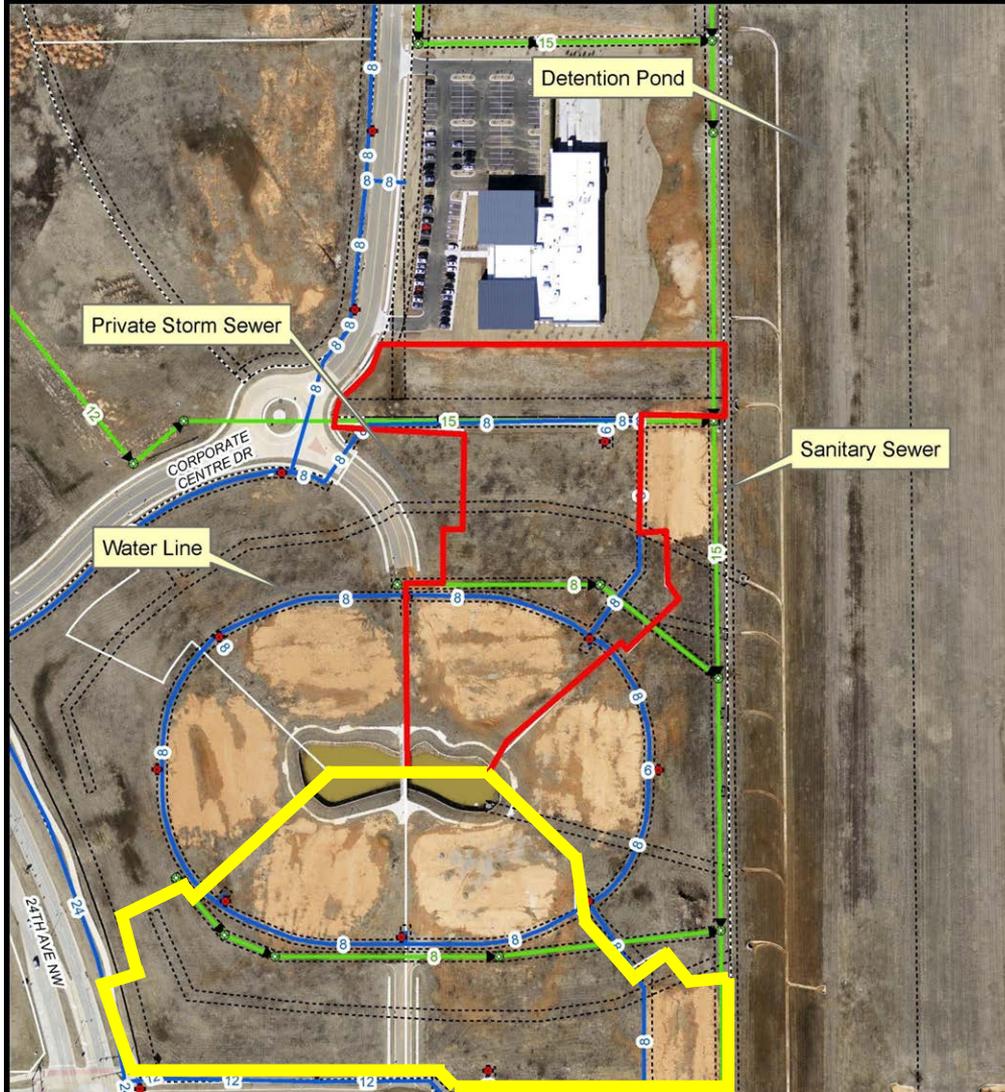
## Pros:

- Possibly adjacent to pool and gym facilities
- Possible reduced costs of land acquisition
- Most infrastructure improvements in place

## Cons:

- Traffic congestion on 24<sup>th</sup> Ave. NW
- Not centrally located
- Possible extension of Rock Creek Rd. required
- Norman Senior Assn. expressed objection to this option







# Ruby Grant Park Site

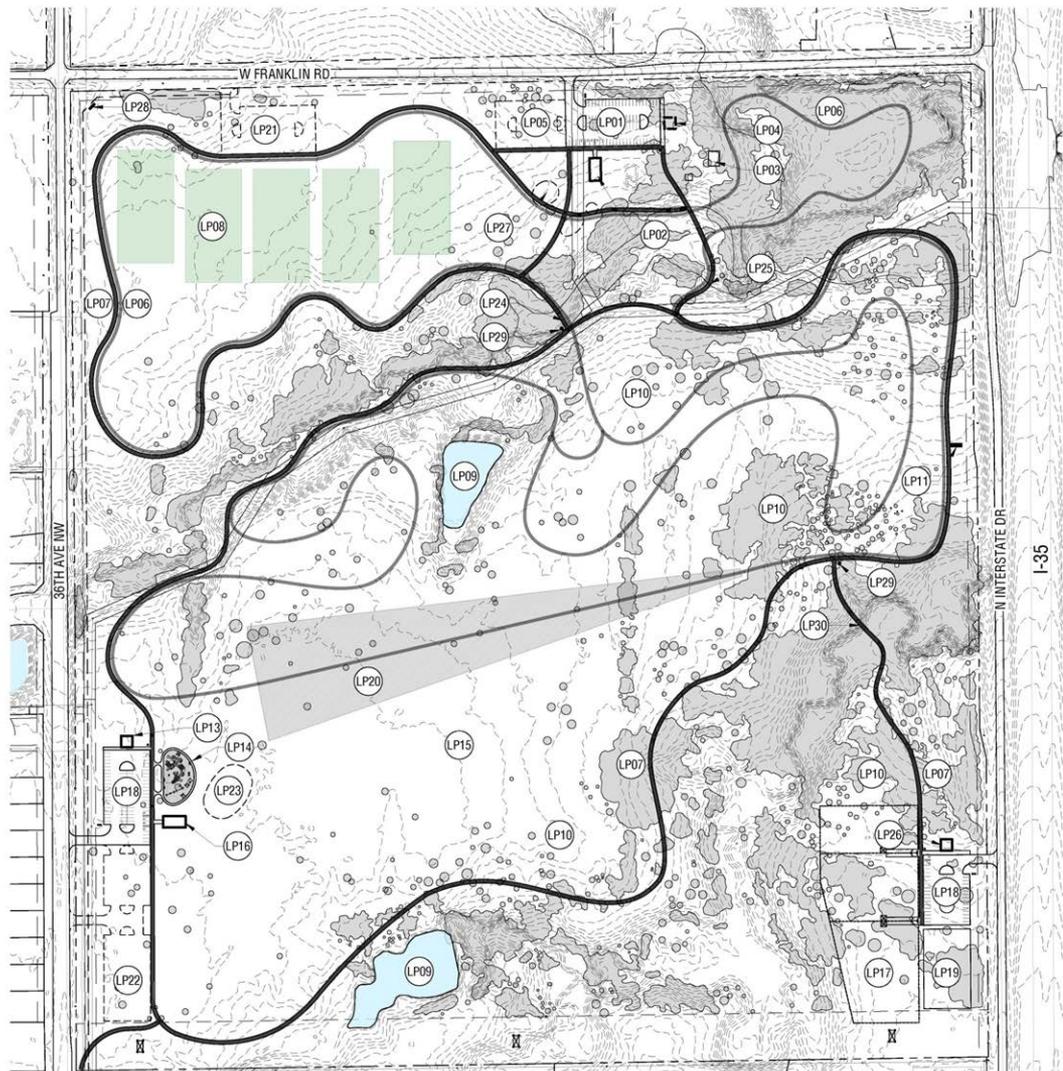
## Pros:

- Land available at no cost
- Lower site development cost than Andrews and Library sites
- Room for future expansion

## Cons:

- Not centrally located
- Currently not on public transportation line





# Reaves Park Site

## Pros:

- Land available at no cost
- Room for future expansion
- Lower site development cost than Andrews or Library
- Central location
- Fits into adopted Reaves Park Master Plan
- Staff for Medieval Fair comfortable with proposed site



# Reaves Park Site

## Pros – continued

- Possible land expansion south of Constitution St. if intersection at Jenkins is realigned
  - City Staff and OU Staff met to discuss - OU interested in exploring realignment of Constitution and Imhoff intersections
- Norman Senior Association voted twice to recommend this site to City Council for approval
- Senior Center Ad Hoc Group and Reaves Park Ad Hoc Group have both voted to recommend the Reaves site for City Council approval

## Cons:

- Loss of existing Reaves building





# THE OVERALL MASTER PLAN



## LEGEND

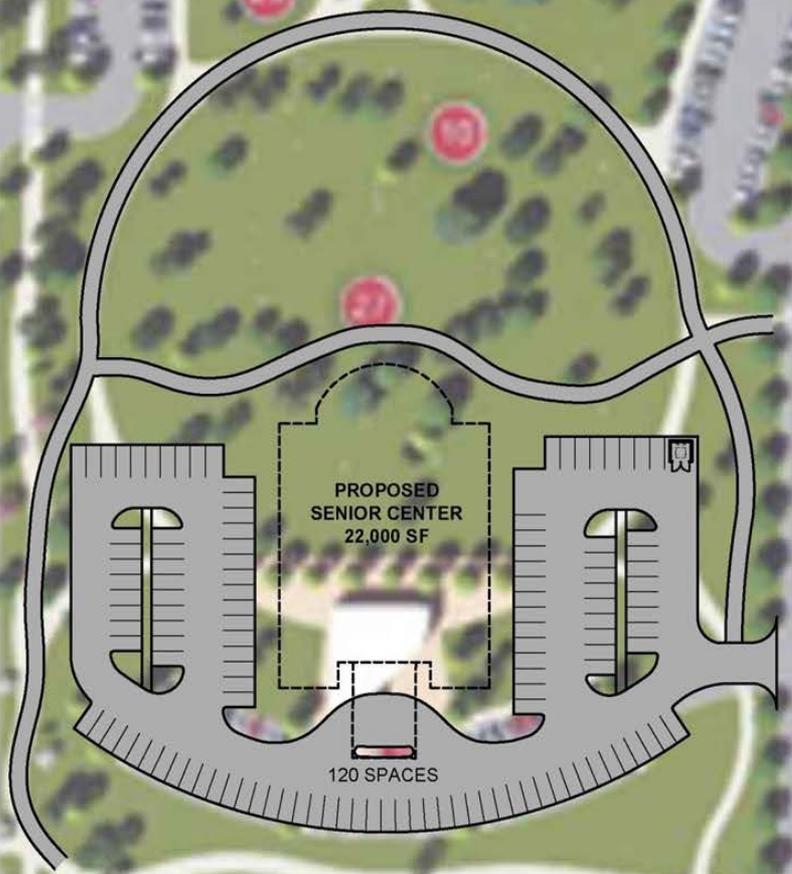
- 1 5-8U Fields with RR/Concession
- 2 9-12U Fields with RR/Concession
- 3 13-14U Fields with RR/Concession
- 4 8-16U Softball Fields with RR/Concession
- 5 Parking/Lighting
- 6 Playscapes
- 7 Bathing Cages
- 8 Maintenance Building
- 9 Service Road
- 10 Existing Trees Preserved
- 11 10' Bike Path/Tra I
- 12 Event Lawn
- 13 Existing Playscapes
- 14 Festival Lawn
- 15 Stage/Amphitheater
- 16 2-Acre Recreational Pond/Retention
- 17 Fishing Pier
- 18 Inclusive Field
- 19 Picnic Pavilions
- 20 Inclusive Playground
- 21 Park Restroom Pavilion
- 22 Splash Pad
- 23 Picnic Grounds
- 24 Memorial Plaza
- 25 Veterans Memorial
- 26 Prairie Peace Path
- 27 Arboretum
- 28 Renovated Reaves Center
- 29 Entry Gateways/Icons



**REAVES PARK**  
SPORTS COMPLEX



S. JENKINS AVE.



E. CONSTITUTION ST.

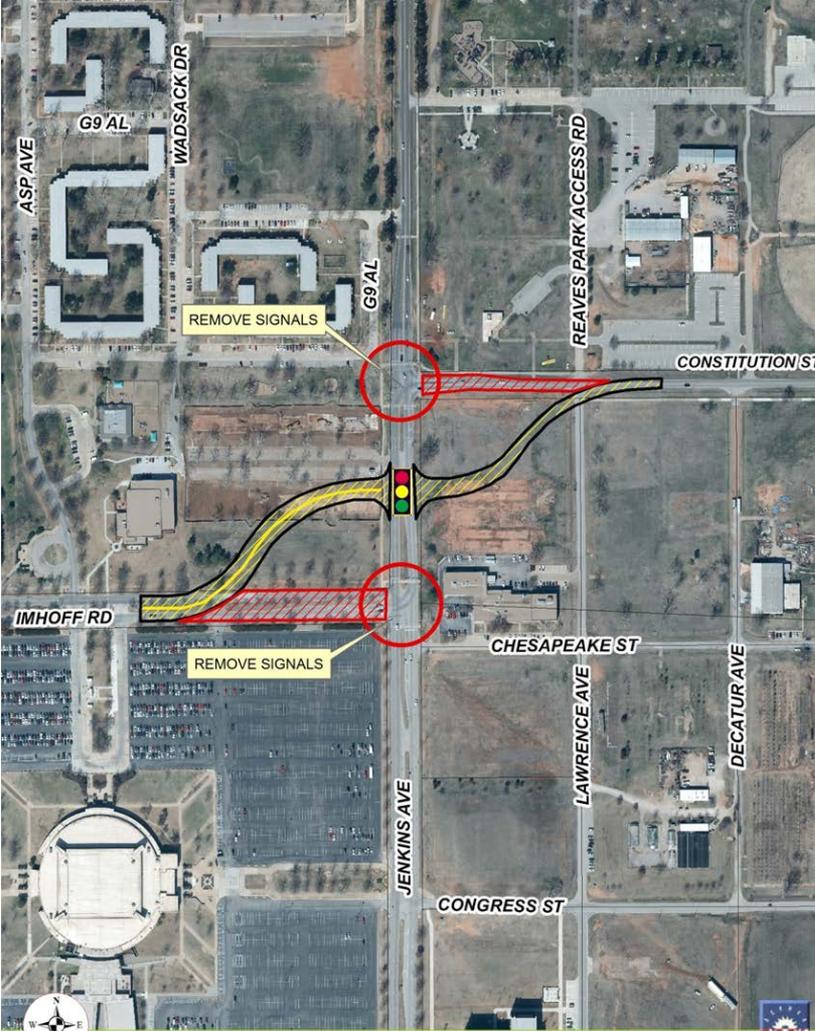


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REEVES PARK  
CONCEPTUAL SITE OPTION

SCALE: 1/64" = 1'-0"

12.01.17



1 inch = 300 feet

**INTERSECTION IMPROVEMENT**  
**Imhoff Rd. - Jenkins Ave. - Constitution St.**



# QUESTIONS?

[NormanOK.gov](http://NormanOK.gov)

