

**ATTACHMENT A**

**DRAFT SCOPE OF WORK FOR THE REDEVELOPMENT OF**

**GRIFFIN MEMORIAL HOSPITAL**

The study area for this advisory service panel is approximately 240 acres of land in central Norman bisected by East Main Street, which is owned by the State of Oklahoma and operated by the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS). Specifically, the study area includes a parcel north of East Main Street, which includes roughly 160 acres and a parcel south of East Main Street, which includes roughly 80 acres.

North Parcel: 160 acres +/-

- Arterial frontage on three sides (Robinson, 12<sup>th</sup> and Main)
- Floodplain is contained in Cate Park; however stream tributaries flow throughout the site that flood occasionally
- Site infrastructure (water, sewer, utilities, etc.) is limited and/or outdated

South Parcel: 80 acres +/-

- Land is limited by a significant area of Bishop Creek floodplain/floodway
- Undeveloped portions have limited arterial street frontage.
- Surrounded by long-term institutional hospital and social services uses and one commercial use (Walgreens) at 12<sup>th</sup>/Alameda
- Only access currently to undeveloped portions of parcel via a local road, Reed Street, which is adjacent to single-family neighborhood
- Site infrastructure is limited/outdated

Griffin Memorial Hospital was established in 1895 in Norman, Oklahoma and has provided in-patient mental health treatment for tens of thousands of people during its 118-year history.

During the 1950's, Griffin Hospital housed up to 3,000 patients at a time. It served as a training facility for nurses and medical students through the 1970's. At its peak, the self-sufficient campus encompassed several thousand acres, and included dozens of buildings, its own power plant, and a working farm with a dairy and cannery that provided food for both patients and staff. In many cases, patients undergoing long-term treatment at Griffin Hospital also held jobs on the campus as part of their treatment. The hospital was a major Norman employer through the 1970's.

Starting in the 1960's, changing treatment practices and shifting political priorities began to shrink Griffin's health care offerings and reduce staffing levels. Many campus buildings fell into disuse and were demolished. A number of remaining buildings have been basically abandoned. A few newer buildings have been leased to private providers of mental health care and continue operation. In 2013, 120 beds in an acute care facility remain at Griffin Hospital for patients whose stays last for days or weeks.

### **What is the Opportunity on the Griffin Hospital Campus?**

ODMHSAS is seeking to redefine future operations at Griffin and to achieve two goals:

- Consolidate ODMHSAS agency functions and operations in an attractive, effective and healing environment
- Explore the possibility of making portions of Griffin land available for new uses that contribute positively to the Norman community in a manner that is consistent with the agency's mission and philosophy

In 2013 a Vision Redevelopment Steering Committee composed of 30 community leaders was formed to help develop a future vision for the Griffin Hospital land. They held several meetings and at their last meeting in February, 2014 they agreed on the following Goals for redevelopment. The Committee has not met since. The following goals identify the future opportunities that the Panel should address.

1. Provide for a long-term financial collaboration that supports ODMHSAS's mission, its cutting-edge services, historical legacy and facility needs and help the community redevelop and improve the property.
2. Explore making portions of Griffin land available for new uses that are consistent with and supportive of the Oklahoma Department of Mental Health and Substance Abuse Services' (ODMHSAS) mission and philosophy and contribute positively to the Norman community.
3. Create an area of mixed use development that includes business, retail, housing, social services and recreation that reflect the rich heritage of the core/east Norman community and Griffin Hospital and provide both public and private sector development opportunities.
4. Focus on the provision of services that will provide assistance for the mental and physical health of the Norman community. Ensure that community members of all ages can be impacted with the changes.
5. Look at development options for the Griffin property for special populations such as children aging out of foster care, that will allow the construction of mixed

income and supportive as well as market rate housing that is compatible with the scale and design of adjacent neighborhoods, and supports mental health recovery and reintegration into the community.

6. Prepare a master plan of the area that will assist in determining the costs and impacts to the community and allow appropriate scheduling of changes to the area.
7. Restore the Bishop Creek Watershed through the Griffin property to promote effective stormwater detention, decrease downstream flooding and property damage, and create a recreational water feature for the area.
8. Secure and enhance for the long term the existing recreational assets of the city at Griffin Park, Frances Cate Park and Sutton Urban Wilderness while leveraging new recreational opportunities and facilities, trails, and greenbelts as have been identified in the City of Norman's Parks Master Plan, Greenbelt Master Plan and Stormwater Master Plan.