



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: K-1415-96

File ID: K-1415-96

Type: Contract

Status: Consent Item

Version: 1

Reference: Item 16

In Control: City Council

Department: Planning and
Community
Development
Department

Cost: \$125,000.00

File Created: 01/15/2015

File Name: Contract with ULI to prepare for Griffin Park Site

Final Action:

Title: CONTRACT K-1415-96: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND THE URBAN LAND INSTITUTE (ULI) IN THE AMOUNT OF \$125,000 FOR AN ADVISORY SERVICES PANEL PROGRAM FOR THE PREPARATION OF A REPORT WHICH WILL ADVISE AND MAKE RECOMMENDATIONS FOR THE REDEVELOPMENT OF THE GRIFFIN MEMORIAL HOSPITAL SITE IN THE CITY OF NORMAN, OK.

Notes: ACTION NEEDED: Motion to approve or reject Contract No. K-1415-96 with ULI in the amount of \$125,000; and, if approved, authorize the execution thereof.

ACTION TAKEN: _____

Agenda Date: 01/27/2015

Agenda Number: 16

Attachments: ATTACHMENT A to Contract_bcs edits, Norman
Advisory Services Panel Contract_1.21.15

Project Manager: Susan Connors, Director of Planning and Comm. Dev

Entered by: linda.price@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File K-1415-96

Body

BACKGROUND: The Urban Land Institute (ULI) is a nationally recognized source of information on planning growth and redevelopment. The ULI Advisory Services Panel provides a unique service in which a panel of pertinent experts conducts an intensive five day visit regarding a specific land use challenge which culminates in an advisory report with recommendations and plans for redevelopment of land. In this case, the ULI Advisory Services Panel will be tasked with developing recommendations for the Griffin Memorial Hospital grounds located north and south of Main Street between Robinson and Alameda Streets. In order to ensure that the property is redeveloped in a manner that is not only beneficial to the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) but to the Norman community, a redevelopment plan is needed. In light of this, over the course of the last year, the City of Norman and ODMHSAS have held a series of Griffin Redevelopment Vision Steering Committee meetings to develop a strategy for moving forward on

redevelopment of this 260 acre tract of land. The City of Norman and ODMHSAS see contracting for a ULI Advisory Services Panel as an excellent opportunity to develop recommendations for the redevelopment of the Griffin Memorial Hospital property.

DISCUSSION: ULI Advisory Service Panels have been commissioned by numerous communities dealing with hospital redevelopment projects throughout the United States and to assess a wide range of issues in those communities.

The ULI Advisory Services Panel consists of eight to ten experts in related appropriate fields including: planners, lenders, market analysts, economists, architects and public officials. The Panel will provide assessment of current conditions and formulate strategies for planning, development, and implementation in an intensive five day visit. The ULI Advisory Services Panel Schedule is scheduled for April 26 through May 1, 2015. The typical schedule for a Panel is as follows:

Sunday: Arrival, orientation and sponsor dinner

Monday: Briefings, tours

Tuesday: Stakeholder Interviews

Wednesday: Panel deliberations

Thursday: Report and presentation preparation

Friday: Presentation of panel's findings

ULI's extensive experience in the preparation of land use strategic reports allows them to recommend best practices in the field that are unbiased and candid. The strategic report developed at the end of the ULI Advisory Services Panel will provide a roadmap for the effective redevelopment of this large, underutilized tract of land located in central Norman.

Funds in the amount of \$125,000 are available for the contract in the Capital Fund, Special Studies Design (account 050-9388-431.62-01; project BG0049).

RECOMMENDATION: Staff recommends approval of contract K-1415-96 with Urban Land Institute to conduct a ULI Advisory Services Panel, in the amount of \$125,000 for the preparation of a report that will provide recommendations and strategies for the redevelopment of the Griffin Memorial Hospital property.