



# CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, June 11, 2024 at 5:00 PM

---

## MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Council Chambers of the Norman Municipal Building on the 11th day of June, 2024, at 5:00 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray 48 hours prior to the beginning of the meeting.

### CALL TO ORDER

#### PRESENT

Mayor Larry Heikkila  
Councilmember Ward 1 Austin Ball  
Councilmember Ward 2 Lauren Schueler  
Councilmember Ward 3 Bree Montoya  
Councilmember Ward 4 Helen Grant  
Councilmember Ward 5 Michael Nash  
Councilmember Ward 6 Elizabeth Foreman  
Councilmember Ward 7 Stephen Holman  
Councilmember Ward 8 Matthew Peacock

The meeting was called to order at 5:00 p.m. by Mayor Heikkila.

### AGENDA ITEMS

#### 1. DISCUSSION REGARDING THE GRIFFIN VISIONING MASTER PLAN.

Ms. Jane Hudson, Director of Planning and Community Development, introduced Marty Shukert, Urban Planner, with RDG and said tonight's discussion is to begin collecting input from council and stakeholders to guide the Griffin site master planning process.

Mr. Shukert expressed enthusiasm about working on the Griffin site. He described the site as a significant opportunity due to its size, location, historical value, and existing infrastructure. He highlighted the site's context—proximity to parks, open space, existing development, and potential connectivity.

Mr. Shukert identified key site features and commitments to include Sutton Wilderness to remain preserved in its natural state, the recreation/ball fields are recognized as a critical community asset that must be protected, and the Historic Chapel has been identified as a structure to be preserved and potentially become a centerpiece in redevelopment.

Mr. Shukert provided a thorough approach for the development and received the following input from Council:

*Development Opportunities and Vision*

- Trail Connectivity: RDG proposes a central trail that connects Sutton Wilderness, the Griffin site, recreation areas, and neighborhoods.
- Mixed-Use and Housing:
  - Ideas for pocket neighborhoods to transition smoothly into adjacent residential zones.
  - Emphasis on affordable and workforce housing, reducing strain on Airbnb-converted properties.
- Cultural & Creative Spaces:
  - Visioning document from Norman Arts Council suggests use of chapel and buildings for artist residencies, studios, and film festivals.
- Economic Development Tools:
  - Council discussions about establishing a TIF district.
  - Ongoing efforts to seek federal economic development incentives (e.g., Community Development Block Grants).

*Strategic Corridors and Supporting Areas*

- 12th Avenue, Porter Avenue, Robinson Street: Identified as important corridors for mixed-use development and economic revitalization.
- Transit and Circulation Concepts:
  - Potential circulator loop via Main Street axis and roundabout connection.
  - Future integration with Regional Transit Authority (RTA) and multimodal connectivity emphasized.

*Housing Density and Design*

- Transitional Height Approach: Agreement among Council to use a step-up density model, starting with lower-scale housing adjacent to existing neighborhoods, gradually increasing in height and density toward the site's core.
- Design Preferences:
  - Emphasis on missing middle housing (e.g., lofts, efficiencies, one-bedroom units).
  - Preference for small lot sizes with minimal side and front setbacks to encourage density and active streetscapes.
  - Desire to avoid monolithic or "monoculture" urban design, and instead adopt a diverse typology that integrates well with surrounding architecture.
- Market-Led Flexibility: General support for letting market demand dictate height in higher-density interior areas, avoiding restrictive height limits where feasible.

*Equity and Community Investment*

- Concerns raised about avoiding the historical trend of placing all low-income housing on the east side of Norman.
- Emphasis on creating equitable investment in East Norman, ensuring quality developments that reflect long-requested community needs.

*Hospitality and Mixed-Use Potential*

- Identification of the area south of Robinson (adjacent to the soccer complex) as ideal for hospitality developments:
  - Suggestions included hotels, restaurants, and entertainment to serve weekend visitors.
  - Emphasis on building an ecosystem that supports tourism and integrates with the sports facilities.
- Noted potential for unique recreational venues (e.g., Smash Park or pickleball centers) to further activate the area and retain visitors.

*Regional Planning and Connectivity*

- Importance of trail and greenway connections, particularly leveraging Bishop Creek as a potential green corridor with trails:
  - Part of ongoing efforts to tie in pedestrian and active transportation networks, potentially extending to the southern edge of town.

Mr. Shukert cautioned Council against being overly rigid with diagonal grids or fixed geometries from the ULI report. He encouraged Council to allow for flexible planning that respects topography, historic buildings, and neighborhood integration.

RDG will continue to gather input from stakeholders and begin shaping a master plan that reflects community values, development potential, and strategic connectivity. Mr. Shukert said RDG will have ongoing collaboration with Council throughout the process.

\*\*\*\*\*

2. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 25 §307(B)(4) TO DISCUSS PENDING LITIGATION IN THE CASE OF SMITH VS. THE CITY OF NORMAN, CLEVELAND COUNTY DISTRICT COURT CASE CIV-22-1002 JD (WDOK 2022).

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 2 Schueler.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Schueler, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 7 Holman, Councilmember Ward 8 Peacock

The City Council adjourned into Executive Session at 5:48 p.m. Ms. Shannon Stevenson, Assistant City Manager; Ms. Kathryn Walker, City Attorney; and Mr. Rick Knighton, Assistant City Attorney, were in attendance at the Executive Session.

Item 2, continued

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 2 Schueler.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Schueler, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Foreman, Councilmember Ward 7 Holman, Councilmember Ward 8 Peacock

The Executive Session was adjourned out of and the Special Session was reconvened at 6:02 p.m.

Pending litigation in the case of Smith vs. the City of Norman, Cleveland County District Court Case CIV-22-1002 JD (WDOK 2022) was discussed in Executive Session. No action was taken and no votes were cast.

\*\*\*\*\*

## **ADJOURNMENT**

The meeting adjourned at 6:03 p.m.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor