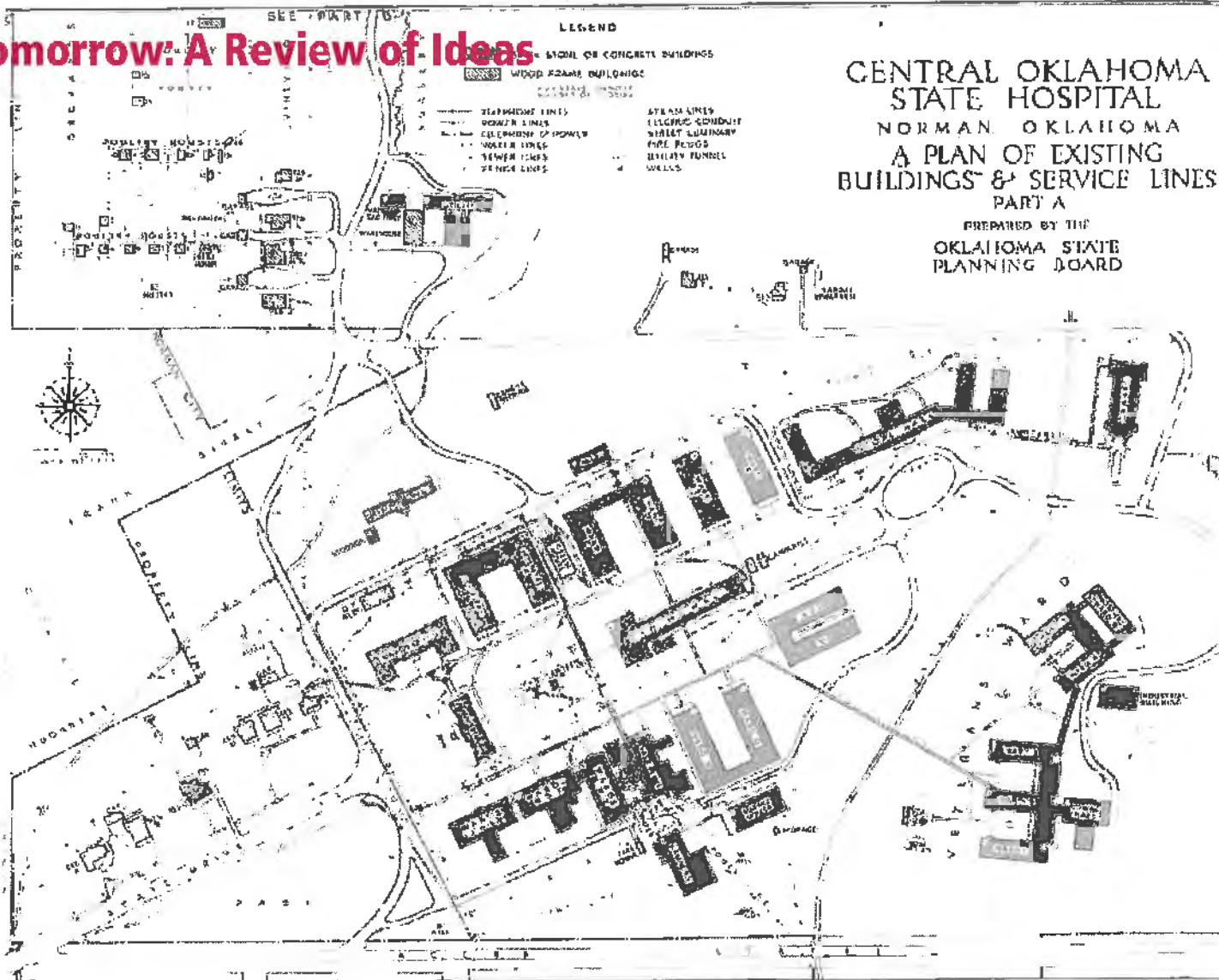


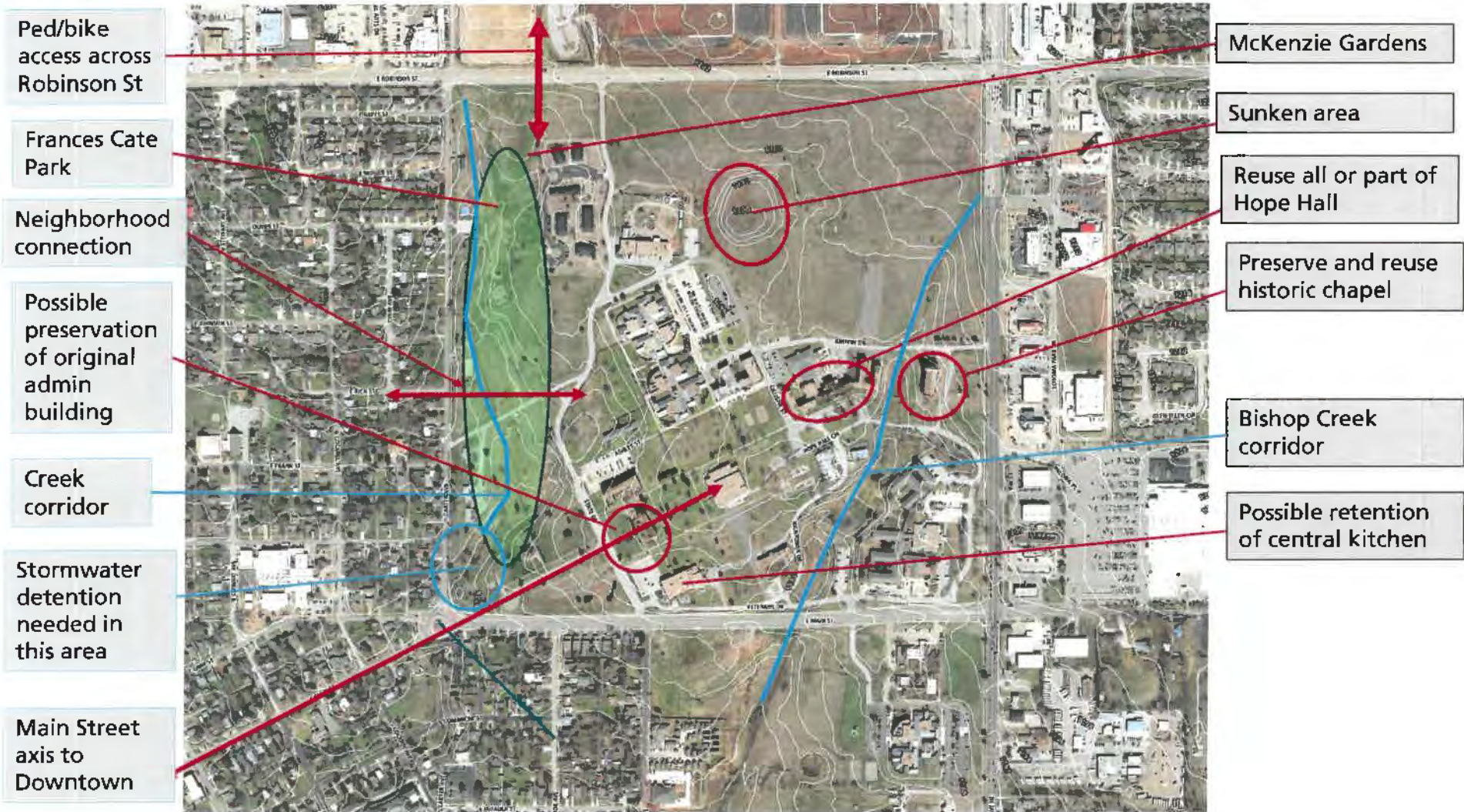
Griffin Tomorrow: A Review of Ideas



Griffin Tomorrow: A Review of Ideas

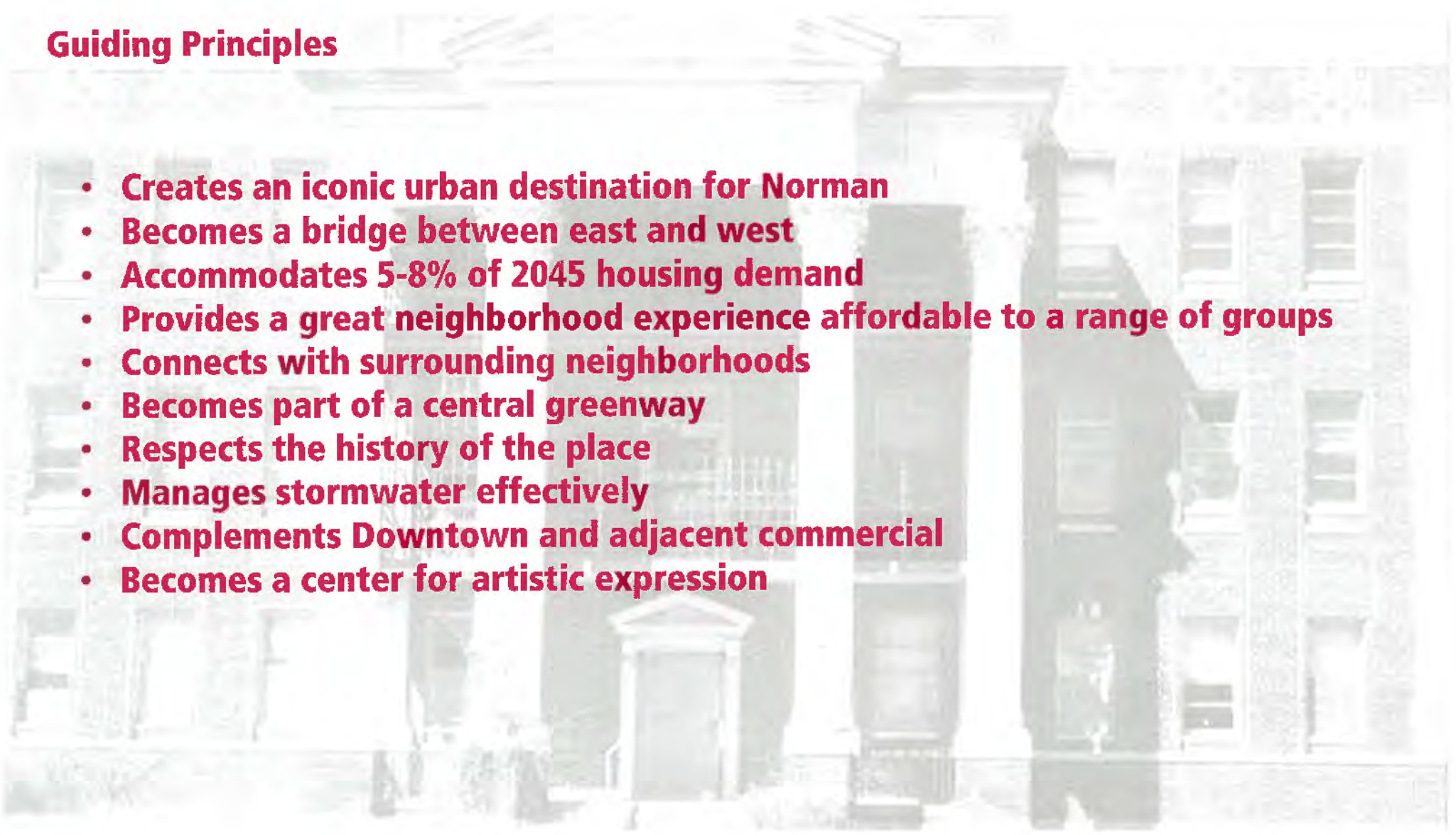
- Site Considerations and Guiding Principles
- Building Blocks
- Four Concepts
- Thinking about Implementation

Site Considerations



Guiding Principles

- **Creates an iconic urban destination for Norman**
- **Becomes a bridge between east and west**
- **Accommodates 5-8% of 2045 housing demand**
- **Provides a great neighborhood experience affordable to a range of groups**
- **Connects with surrounding neighborhoods**
- **Becomes part of a central greenway**
- **Respects the history of the place**
- **Manages stormwater effectively**
- **Complements Downtown and adjacent commercial**
- **Becomes a center for artistic expression**

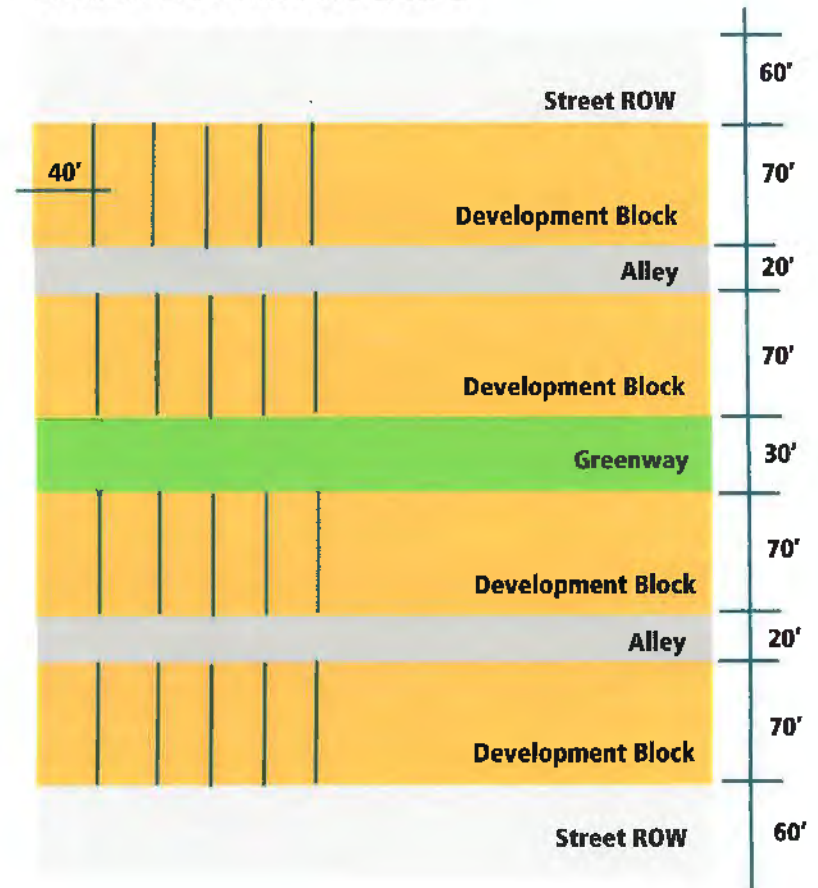


Building Blocks Basic Street Section



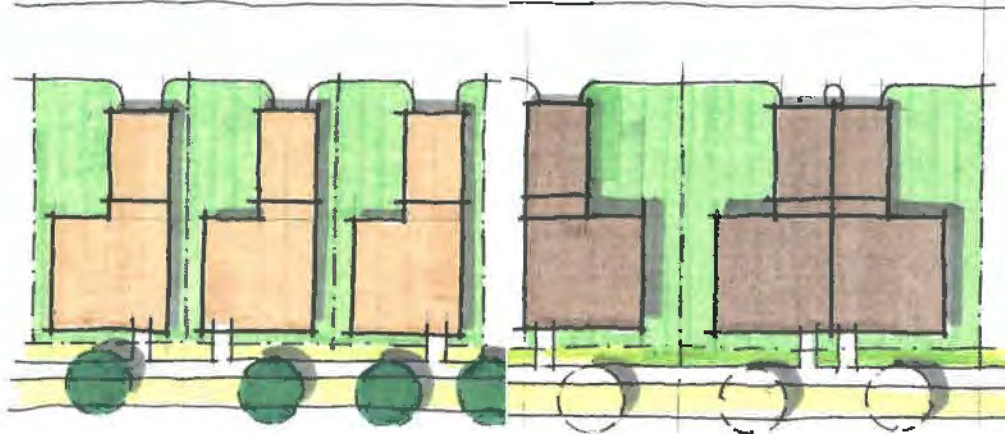
Single-family and townhomes with front doors on greenways

Basic Block Module



Building Blocks: Variations on a 40' X 70' Module

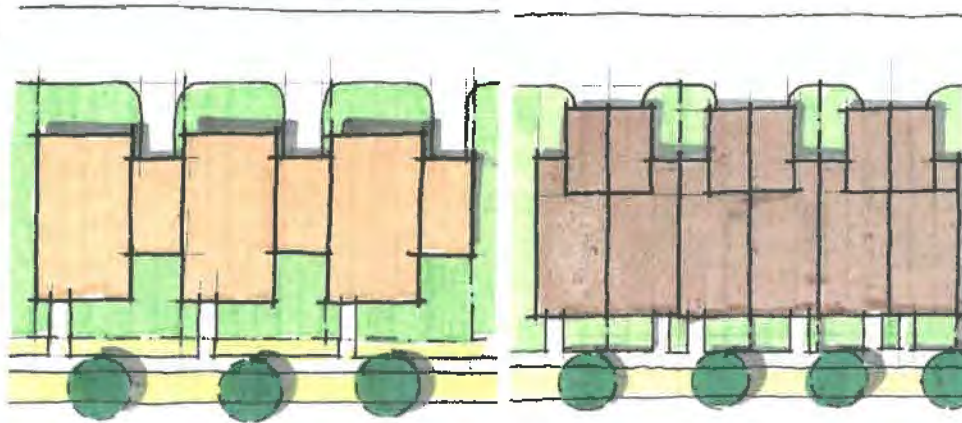
Single-Family Detached



Single-Family Attached

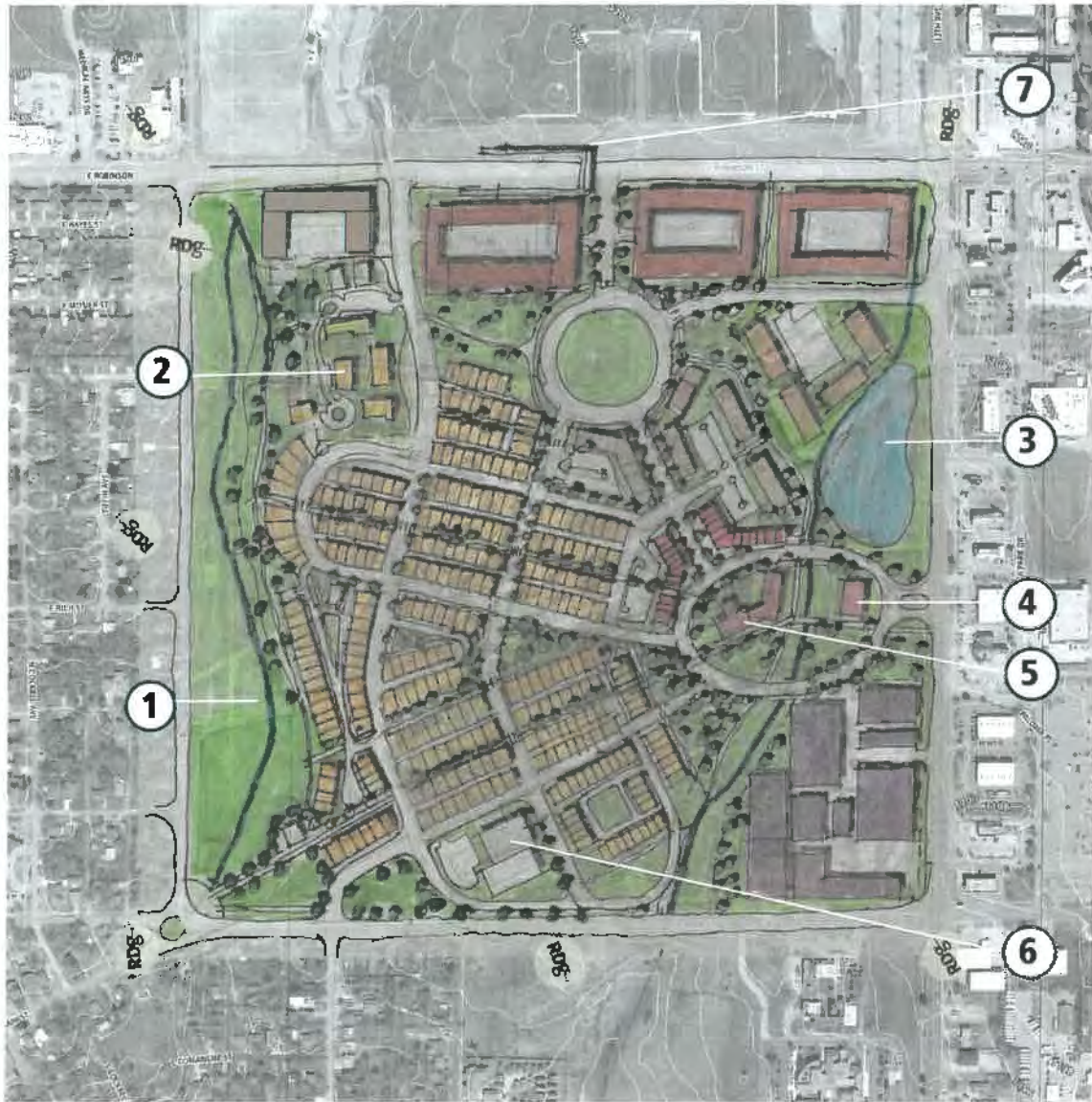


Single-Family Semi-Attached



Townhomes/Rowhomes





Concept 1: Greenbelt

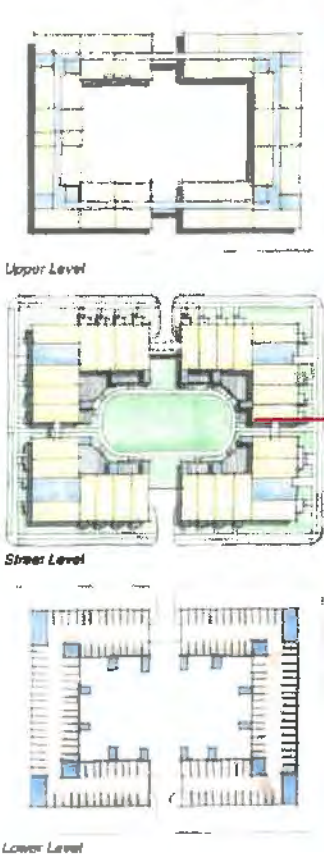
- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Sunset-Bronson Model)

Type	Units
Small site single-family	285
Walk-ups	492
Texas Doughnut	900
Mixed-use upper level	60
Historic	48
Total	1,785

- ① Frances Cate Park
- ⑤ Hope Hall
- ② McKenzie Gardens
- ⑥ Central Kitchen
- ③ Pond
- ⑦ Trail Overpass
- ④ Chapel

Ideas introduced in Concept 1

Doughnut with Townhomes



Central Historical Ellipse



Large Studio

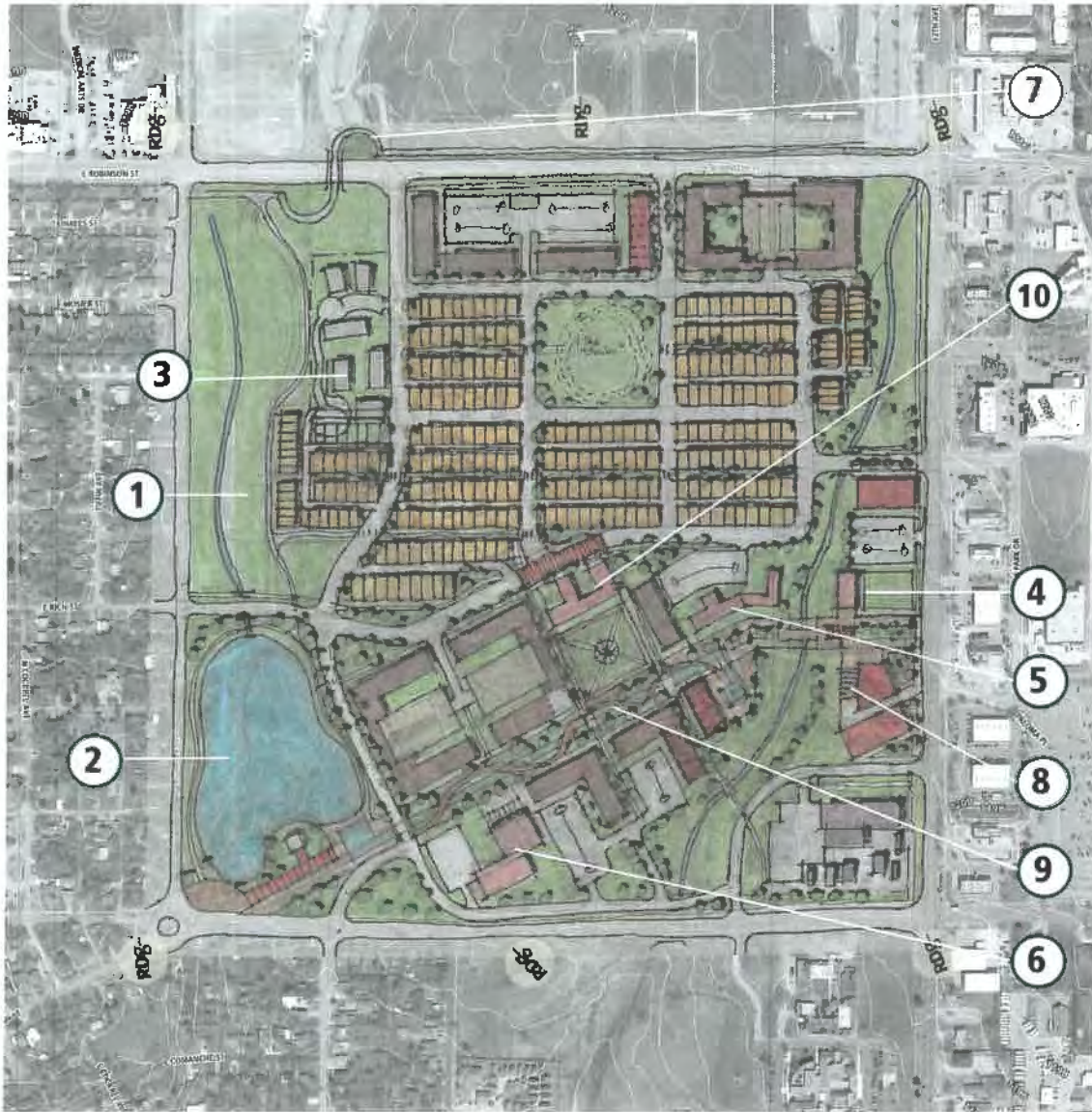


Robinson Overpass



Residential Module





Concept 2: Main Street Axis

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Sunset-Bronson Model)

Type	Units
Small site single-family	269
Walk-ups	567
Texas Doughnut	740
Mixed-use upper level	48
Historic	48
Total	1,672

- ① Frances Cate Park
- ② Pond
- ③ McKenzie Commons
- ④ Chapel
- ⑤ Hope Hall
- ⑥ Central Kitchen
- ⑦ Trail Overpass
- ⑧ Norman Steps
- ⑨ Main Street Canal/Mall
- ⑩ Current Griffin Admin
- ⑪ The "Sunks"

Ideas introduced in Concept 2

Mixed Use Steps (Culver City, CA)



Canal as a Unifying Amenity (Pella, IA)



Concept 2: Introduced Ideas

The Sunks (Omaha, NE)

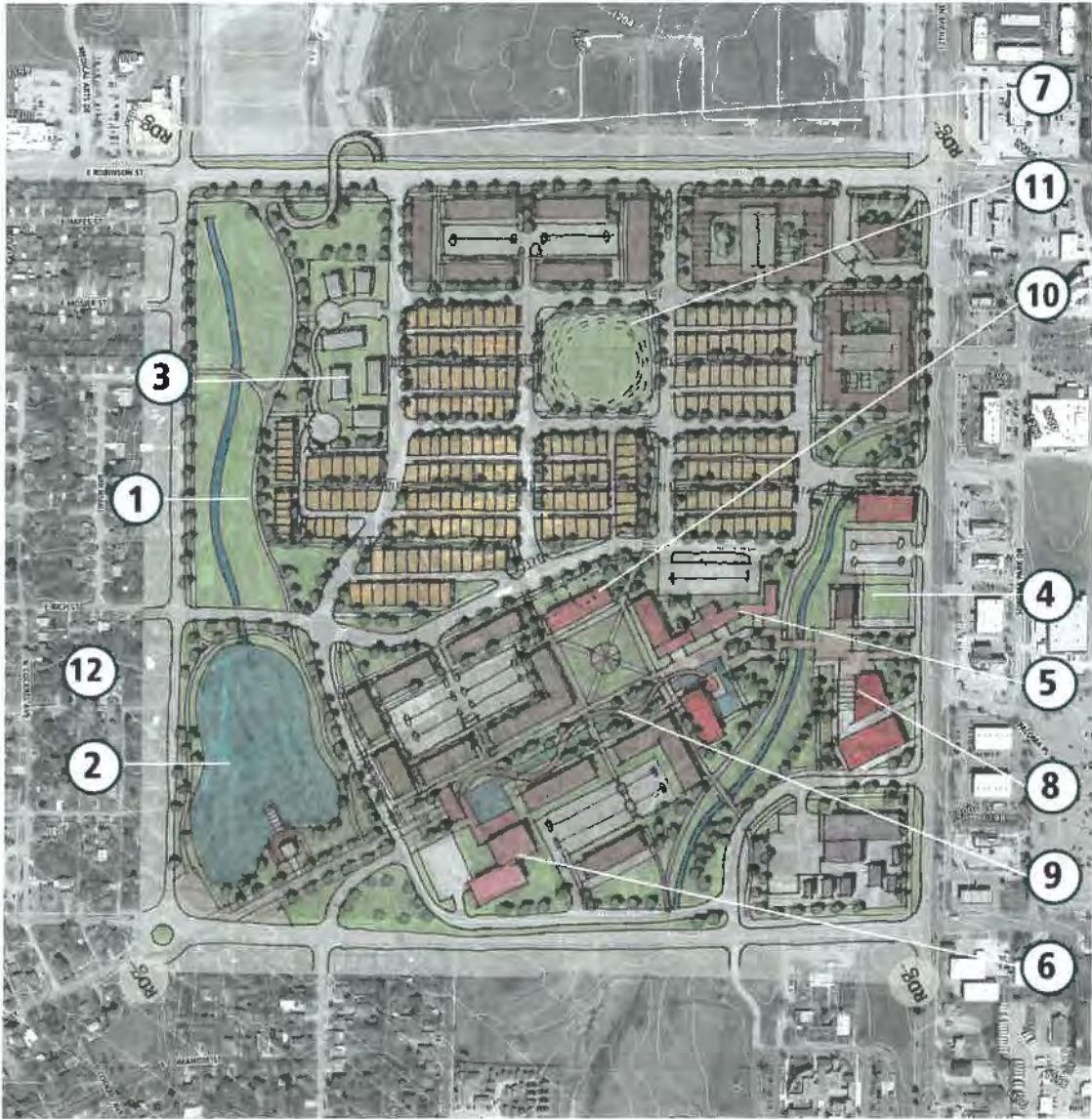


Square as a Catalyst (Portage, IN)



Small Studio (Hollywood, CA)





Concept 3: Main Street Axis II

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Henson Model)

Type	Units
Small site single-family	242
Walk-ups	849
Texas Doughnut	600
Mixed-use upper level	86
Historic	66
Total	1,843

- 1** Frances Cate Park
- 6** Central Kitchen
- 11** The "Sunks"
- 2** Pond
- 7** Trail Overpass
- 12** Historic Admin
- 3** McKenzie Commons
- 8** Norman Steps
- 4** Chapel
- 9** Main Street Canal/Mall
- 5** Hope Hall
- 10** Current Griffin Admin

Concept 3: Introduced Ideas

Old Administration Building
Preservation



Focus on Walkups



Small Studio (Hollywood, CA)





Concept 4: Dueling Grids

- Small-site single-family: detached/attached/ rowhomes
- 3-story walk-ups
- "Texas doughnut" multifamily
- Preservation mixed use/arts
- Retail mixed use
- Production studio (Henson Model)

Type	Units
Small site single-family	312
Walk-ups	628
Texas Doughnut	600
Mixed-use upper level	72
Historic	48
Total	1,660

- 1** Frances Cate Park
- 6** Central Kitchen
- 11** The "Sunks"
- 2** Pond
- 7** Trail Overpass
- 12** Historic Admin
- 3** McKenzie Commons
- 8** Norman Steps
- 4** Chapel
- 9** Main Street Mall
- 5** Hope Hall
- 10** Current Griffin Admin

Concept 4: Introduced Ideas

"Ellipse" Enlargement and Changed Street Pattern



Commercial Street (Wheeler Development, OKC)



Enterprise/Maker District (164th and Portland Development, OKC)



Thinking about Implementation

- **State cooperation to maintain a unified site**
- **Understanding that this is a Community Enterprise**
- **Probable City acceptance of the site**
- **Master developer: probably a nonprofit development entity**
- **Confirming a master plan with development guidelines**
- **Priority-setting and catalytic projects**
- **Financial foundation**
- **Parceling project for private development sections consistent with market demand**

