

**MINUTES OF THE SPECIAL  
JOINT WORK STUDY SESSION  
HELD BY THE MOORE CITY COUNCIL  
AND THE MOORE PARKS BOARD  
JULY 29, 2013 – 6:30 P.M.**

The City Council and the Parks Board of the City of Moore met in the City Council Chambers, 301 North Broadway, Moore, 301 North Broadway, Moore, Oklahoma on July 29, 2013 at 6:30 p.m. with Mayor Glenn Lewis and Chairman Charles Payne presiding.

*David Roberts*  
*Councilman, Ward I*

*Robert Krows*  
*Councilman, Ward I*

*Scott Singer*  
*Councilman, Ward II*

*Mark Hamm*  
*Councilman, Ward II*

*Jason Blair*  
*Councilman, Ward III*

*Terry Cavnar*  
*Councilman, Ward III*

**CITY COUNCIL:**

PRESENT: Blair, Singer, Cavnar, Roberts, Hamm, Lewis  
ABSENT: Krows

**PARKS BOARD:**

PRESENT: Milum, Vickers, Porter, Washington, Arvin, Mattocks, Payne  
ABSENT: None

STAFF MEMBERS PRESENT: City Manager, Steve Eddy; Assistant City Manager, Stan Drake; City Attorney, Randy Brink; City Clerk/Finance Director, Jim Corbett; Community Development Director, Elizabeth Jones; Marketing Specialist, Jayme Shelton; Parks and Recreation Director, Todd Jenson; Parks and Recreation Assistant Director, Chris Villani; Parks and Community Center Coordinator, Whitney Wathen; and Patti Brooks, Administrative Assistant.

**Agenda Item Number 2 being:**

PRESENTATION OF THE PROPOSED PARKS MASTER PLAN FOR CENTRAL MOORE PARK BY TAP ARCHITECTURE AND RDG.

Steve Eddy, City Manager, welcomed the Parks Board Members to the meeting and expressed staff's excitement over the proposed park project. Mr. Eddy encouraged discussion and input on the proposed master plan for Central Moore Park.

Todd Jenson, Parks and Recreation Director, thanked the City Council and Parks Board for their attendance at the meeting. Mr. Jenson advised that Anthony McDermid with TAP Architecture would begin the presentation followed by Scott Crawford with RDG Planning and Design. He stated that Mr. Crawford was instrumental in the landscaping, master plan, and community center designs. Mr. Jenson indicated that the floor would be open for questions following the presentation.

Anthony McDermid stated that it was a great pleasure to be involved with the project and he was excited to give an update on its status. Mr. McDermid advised that Jason Cotton, a resident of Moore and a civil engineer with Cardinal Engineering, was also a team member and present at the meeting. Mr. McDermid indicated that they would be discussing the process involved to date, the site conditions, master plan recommendations, current scope of funding, and the timeline for construction.

#### PROCESS:

Mr. McDermid began his presentation by stating that the P.A.T.H. 2022 was a comprehensive initiative for a Parks and Recreation Master Plan. It was citizen driven and occurred primarily in 2011. The amenities included in the plan were formed by citizen input. He noted that approximately 1,000 citizens participated in the surveys and process. The City Council adopted the Parks and Recreation Master Plan (P.A.T.H. 2022) on February 6, 2012. A conceptual master plan and illustration was then developed so the citizenry could see what was being proposed for Central Moore Park. On November 6, 2012 the voters approved a \$24.7 million G.O. bond for the development of the park, park land acquisition and amenities. Mr. McDermid advised that during December 2012 and January 2013 Request for Qualifications ("RFO") were solicited. In March 2013 the City Council hired TAP Architecture and RDG Planning and Design to advance and refine the master plan as a prelude to the design of the amenities. A schedule was established for meetings and workshops, and stakeholders were identified. The project planning team consisted of Parks and Recreation Director Todd Jenson, Assistant City Manager Stan Drake, City Manager Steve Eddy, and Community Development Director Elizabeth Jones.

The final presentation is the culmination of the work to date. Mr. McDermid listed a few of the meetings that were held in order to engage the stakeholder group:

1. A two-day workshop was held May 8-9, 2013 culminating in a public forum with 40 citizens resulting in a lot of interaction and great input.
2. A stakeholders meeting was held on July 17, 2013 with refined ideas followed by a meeting with the department heads.

He advised that the work study session was set up to give an update on the plans. They hope to submit the long-range master plan for consideration by the City Council and Parks Board sometime in August. This would allow them to design the actual amenities as part of the project.

#### SITE CONDITIONS:

Scott Crawford with RDG Planning and Design, stated that they used public, stakeholder, and City staff input, surveys, and the P.A.T.H. 2022 plan to develop a general understanding of community needs and deficiencies. He felt the project was unique in that it will sit in the center of the community on land that has remained undeveloped. The park will be situated on 50 acres and is nearly a mile long. One thing they heard repeatedly was the desire to make the transition from Central Moore Park to the historic downtown area. The front door to the park is situated at the intersection of SE 4<sup>th</sup> and Broadway. There was a strong desire to make this intersection dynamic and compelling for people wanting to enter the park. Therefore, Broadway Avenue became very important since it runs along the entire west side of the property. This means there will be a mile of public road frontage to the park. This is extremely rare and they would like to capitalize on the situation. Since the railroad corridor is located along the east side of

the property and has cultural significance to the community and the initial settlement of Moore they tried to incorporate it into the architectural form.

Mr. McDermid indicated that he loves the story of Moore. For thousands of years bison would have wandered up and down what would have included this site. From the 1850s to 1880s the cattle trails followed the bison trails. The cattle came from Texas through Oklahoma to the railheads in Kansas. In 1882 the Atchison, Topeka and Santa Fe Railroad was completed through Indian Territory. He stated that this is the same railroad running the same route that currently lies along the east side of the park property today. In 1889 the land run took place with many of the settlers coming on the train. Many of them got off at Verbeck which is the original name for the City of Moore. Through a series of events the town became "Moore" after a railroad worker, Al Moore, painted his name on the side of a railcar that he lived in next to the tracks. The name stuck when the postmaster continued calling the settlement Moore. Mr. McDermid referred to a geological survey map from 1934. At that time Moore consisted of a four block by five block area which is bordered by NE 3rd Street on the north and SE 4th Street on the south; the eastern limit was situated about one and a half blocks east of the railroad and the western edge about two and a half blocks west of the railroad. This area is now known as Olde Town. Mr. McDermid noted that the park will be located immediately to the south of this area. The interstates came in the 1960s along with new development. In 1961 approximately 21.6 square miles of additional territory was annexed by the town which was incorporated as a city in 1962. At that time it began to grow very rapidly, primarily as a bedroom community. In 2012 the citizens of Moore voted to approve a bond project that has the potential to significantly affect the quality of life for every citizen.

Mr. McDermid displayed pictures of some of the public buildings recently constructed in Moore as examples of architectural design. They are looking for an architectural design for the buildings in the park that make sense in this context. He also displayed a picture of the old train depot which was relocated to a private business on Shields Blvd. Pictures of a renovated train depot located in the City of Norman and Union Station which will become the center of a park design in Oklahoma City were also shown.

#### MASTER PLAN RECOMMENDATIONS:

Mr. Crawford stated that they went through multiple iterations of preliminary concepts for the park. Some of them had more merit and resonated more with the stakeholders. He felt it was very rare when a park of this size which includes a number of major facilities is constructed at one time.

Mr. Crawford described their concept for the park beginning on the north side of the property at the SE 4<sup>th</sup> and Broadway intersection. The area located on the far north end is intended to be the more formal area of the park with formal gardens, a shelter, and a small water feature and lawn area in the center for activities. There is a long trail that goes the entire length of the property. The trail links into the trail along Broadway to provide a jogger or walker with a two mile loop around the park. You can view a number of different amenities contained in the park from the trail. Access to the park is also available off of Broadway at SW 5<sup>th</sup> and SW 9<sup>th</sup> Streets. Those streets cut through the park to the parking lots along the railroad corridor on the east side of the site. There is a pronounced pedestrian node on SW 5<sup>th</sup> Street midway through the park that allows a safe environment for pedestrians to cross the vehicular drive. Trees or a wooded area to the south of the node will open up to an expansive lawn for unstructured recreational activities. He stated that they are proposing a day lodge at this location which could be rented for small retreats, small receptions or birthday parties. It is a conditioned indoor space that could provide rental opportunities for the park and the community. The size would be based on market demand. Further into the park is the Community Center which would be the major architectural component for the park. They feel the location will provide a good visual presence from Broadway. It is centrally located within the park with close access to parking, and provides controlled access into the venue from the east for dropping off or parking and coming into the facility. It also provides controlled access for pedestrians who might be entering from the west off of Broadway. The outdoor aquatics center

is located directly adjacent to the Community Center to the south. It will be an energized area with lots of activities and is intended to be the main gathering space. There is an additional lawn area to the south of the aquatics facility. This was intentional to allow for open space and potential future expansion of both facilities. The second main access to the park is located at SW 9<sup>th</sup> Street. They anticipate both drives being two-way streets but are awaiting traffic engineering for the final determination to be made. The second drive will have access to the parking lot and to the amphitheater and farmer's market. This will help out immensely at larger events that are hosted at the park to provide multiple areas of egress out of the park. South of the roadway is a large stormwater management and water feature of the park that would manage the rainwater which will release at the same location as it does currently. A boardwalk is anticipated for crossing the lake. They also propose an island as a landing midway across the lake. Mr. Crawford indicated that further south is a large outdoor amphitheater with a stage and canopy with fixed or turf seating. Directly north from the amphitheater across the lake is another outdoor rentable covered shelter. There are other covered shelters at various locations around the lake to give the public an opportunity to be next to the water for a picnic or small family reunion. South of the amphitheater are large outdoor covered canopies that will serve as the farmer's market and can be used as gating for arrival to the amphitheater during a large event or for food and retail vendors during outdoor concerts. A smaller parking lot located along the east side of the site is located by the rail corridor. This lot will provide direct access to the farmer's market. Land further south is reserved for future park development or unidentified outdoor amenities. The trail would continue through a reconstructed prairie or grass meadow mix that may only be mowed a couple of times a year. It would give flexibility to place future amenities there as the need arises. They propose a south drive where the temporary post office is located currently. This would be intended to provide access to the private development south of the park and to provide a third entrance into the park. There are approximately 370 to 380 parking spaces along the east side of the site. During large events it might become necessary for grass parking and bump outs for parallel parking on the east side of Broadway. It would allow four lanes of traffic to be maintained and provide seven to nine parking spaces on each block for a total of 90 parking spaces. Individuals that don't need access to the entire park can parallel park on the street. A play space with a shade shelter is proposed along the north side of the northeast corner of the site. This would provide close access to ADA parking, open lawn space, and shelters.

Mr. Crawford stated that they would like for the rainwater that falls into the parking lot to find its way into a vegetated drainage way that would flow through the park with small bridges or walk crossings that would be managed aboveground instead of through a pipe. This was proposed for a variety of reasons. It slows the water velocity and improves the water quality before making it to the lake. The majority of the existing site flows east to west with an existing swale that follows Broadway along the east side of the roadway. They propose enhancing that as an amenity to the park so that as a person enters the park from Broadway there is a visual of flowing water from the Community Center roof and paved areas on the north half of the park into the swale and into the water feature. He stated that they are researching the feasibility and financial ability during the first thrust of improvements in making it an active water feature. This means it would not only be a water management feature for rainwater but could possibly be a recirculated creek.

A few perspective images of the park were presented to give an idea of where the amenities would be located.

Mr. Crawford stated that they incorporated a potential future underpass at 4<sup>th</sup> Street and accounted for the realignment of the crossing in the long-range plan. There is a small section of property along the northeast corner of the park site that is owned by the railroad and shown in the plans as undeveloped.

The farmer's market structures were sized to accommodate the vendors we have today. It is located next to the main trail through the park so that additional vendors could be located under tents along the trail if necessary.

GENERAL OBLIGATION BOND FUNDING:

The funding scope targets the major facilities on the park such as the Community Center, Aquatic Center, Playspace, Amphitheater, Farmer's Market, the Trail System, and support features such as the water management feature included in the lake, and drive access into the park and parking. Estimated costs are as follows:

	CONSTRUCTION	FF & E	CONSTRUCTION + FF & E
Community Center	\$ 11,040,000	\$400,000	\$11,440,000
Aquatic Center	5,494,500	50,000	5,544,500
Amphitheatre	845,000	0	845,000
Farmer's Market	380,000	0	380,000
Trail	509,000	0	509,000
Utilities	765,000	0	765,000
TOTAL BUDGET	19,033,500	450,000	19,483,500
Playspace	250,000		

As they get a more detailed design of the park they will be calculate how much of the amenities could be built in conjunction with the major facilities and begin prioritizing projects. The developmental design will be prepared next to show buildings with shapes and materials. He advised that it will take several months to develop the technical plans necessary to bid the project. By the spring of 2014 they hope to get started with dirt work, major land shaping, and utility work. They hope to be in a position to open the aquatic facility in the summer of 2015 and the Community Center in the fall of 2015.

QUESTIONS:

Councilman Hamm asked if a berm, fencing, and vegetation would be placed along the east side of the property to prevent children from accessing the train tracks. Mr. McDermid commented that they are aware of the need to keep park users safe from the rail. At this point they feel it will be a combination of physical barriers and plantings.

Councilman Singer asked about the lake feature and how the water will be moved to prevent stagnation. He also asked how the water source would be replenished during drought conditions. Mr. McDermid asked Jason Cotton to come forward and answer those questions. Mr. Cotton commented that during drought conditions they are looking at using a makeup well to maintain a consistent water level in the water feature without having to use potable water from the City's water distribution system. He indicated that it will be important to design the water feature at an appropriate depth to keep it from getting eutrophic and prevent the growth of algae.

Mayor Lewis asked what would be included in the aquatic center. Todd Jenson, Parks and Recreation Director, stated that this will be one of the nicest aquatic centers in the metro area with four or five slides, a 300 to 400 foot lazy river, splash pad, lap lanes, 12 shade structures, and a concession stand. They anticipate a fee that will be very affordable. Councilman Singer asked if a portion of the swimming pool will be located indoors for cold weather swimming. Mr. Jenson replied that an outdoor facility is proposed that will be open approximately 100 days per year. He indicated that construction and maintenance costs associated with an indoor pool makes it prohibitive. Councilman Singer asked how the new Community Center will be different or unique from the current Community Center. Mr. Jenson stated that the existing Community Center is approximately 19,000 square feet with one gymnasium, four

meeting rooms, and a kitchen. The new Community Center will be in the 50,000 to 55,000 square foot range. Although they do not know yet what will be included, the general consensus is the citizens want more gym space, an indoor workout facility with weight lifting and cardio, and an elevated walking track. A lot of what will be included will be determined by the budget.

Councilman Hamm asked about the space to the south of the site. He was opposed to having a field of prairie grass since he felt it made it less useable. Mr. Jenson stated that they could plant grass there but it would increase the maintenance for the area. He indicated that the south portion of the site is a native, virgin sort of park that goes back to some of the history that was discussed. The middle portion contains the active components with the community center and aquatic center. The north end contains the more formal components. The different design elements and maintenance issues played a part in suggesting prairie grass for this section of the parkland. The Museum of Natural History at O.U. has this type of field to the south of their facility. They are trying to convey the historical or native look of the land.

Mayor Lewis stated that he owned two buildings across the railroad tracks from the site and there was an open field there that is mowed once a year causing problems with field rats. He felt that the City should avoid this type of situation.

Someone from the audience suggested the land could be used for Frisbee or a tree farm to replenish the City's supply of trees.

Councilman Blair noted that the Referendum Funding diagram included the estimated cost for the Playspace in the amount of \$250,000. He asked why there is a notation that the amount is not included in the total cost ("NIC") for the park. Mr. Jenson advised that the \$24.7 million would fund the community center, aquatic center, and walking trail but does not cover the Playspace. That part of the project will be funded using the ¼ cent sales tax approved in November 2012. Councilman Blair mentioned that AMBUCs had previously discussed participating in the cost of a park and asked if that was still a possibility. Steve Eddy, City Manager, confirmed AMBUC's willingness to fund the construction of a park but felt that it would be some time before they could raise the necessary funds. Therefore, he decided to include the park in the sales tax projects. The representative with AMBUCs was participating in the stakeholder meetings and was providing input into the design of the Playspace.

Mayor Lewis asked what staff would propose for any funds the City might receive from the Department of Housing and Urban Development. Mr. McDermid stated that the conceptual design was for the long-range plan as opposed to the portion of the project that would be funded using referendum monies. Therefore, all of the amenities, with the exception of the walkways included in the formal garden area at the north end of the design, are not included in the budget. Several pavilion structures, some of which would be enclosed and air conditioned structures while others would just be covered, are contemplated in the long-range master plan.

A question was posed about the timeline for the work. Mr. McDermid anticipated doing the majority of the dirt work first which would include the excavation for the lake. The aquatic center would come online first followed by the community center. The infrastructure such as parking and drives would have to be done to support the buildings. They are still working to determine how things will come online at the same rate as the funding stream. If additional money becomes available that would certainly change the order of things.

Board Member Porter asked Mr. McDermid if he felt the parking would be adequate with a major event. Mr. McDermid stated that the issue had been discussed in detail. He did not feel they could anticipate and provide for all of the parking that might be generated. They tried to use traditional wisdom with the main parking demands for the aquatics facility and community center. They anticipate the grassy area along the south end of the site could be used for parking an additional 500 to 1,000 cars. There is also an idea

for parallel parking which could add 100 spaces along Broadway. He felt the honest answer was that there was no way paved on-site parking could be provided for every event at the park. Board Member Porter asked about handicapped parking. Mr. McDermid indicated that the larger drawings show designated handicapped spaces. Mr. Crawford suggested that there are different strategies for those very large events that might be held a few times per year such as grass parking, shuttles, or sharing a substantial parking lot located nearby at Convergys.

Mayor Lewis felt that on-street parking along Broadway was not a good idea for a major thoroughfare. Mr. McDermid stated that Traffic Engineering Consultants did traffic counts on 4<sup>th</sup>, 19<sup>th</sup>, and Broadway. The counts show over 20,000 cars a day travel on 19<sup>th</sup>, under 20,000 on 4<sup>th</sup> Street, and between 6,000 and 7,000 on Broadway. He felt that Broadway could carry three times more capacity than it is carrying right now. Mayor Lewis felt that the counts depend on when they are taken. When the train stops the traffic on Broadway explodes.

Councilman Singer asked what components contained in the conceptual design were unfunded. Mr. McDermid stated that the playground, parking, amphitheater, lake, farmer's market, aquatic center, the main walking trail, and the community center they anticipate being funded. Everything else is not funded. Mr. Crawford stated that parks this size are generally referred to as generational parks because they take a generation to build.

Councilman Roberts asked about the capacity of the amphitheater. Mr. McDermid indicated that they would build out an area in front of the stage that would hold several hundred. If you use the entire area it would hold several thousand. They are uncertain of the type of seating that would be constructed. It could be tiered seating or earth shaped. The amphitheater seating at the Myriad Gardens in Oklahoma is like a shallow dish of grass. They have several hundred attendees for movies and concerts in the evenings and it seems to work well.

Councilman Hamm asked if the two access points off of Broadway would be improved with traffic lights or stop signs. Mr. Eddy indicated that the middle entryway might be signalized but he believes the north entry would be too close to 4<sup>th</sup> Street. He would not anticipate stop signs. Councilman Hamm suggested for future long-range planning that the City purchase an older home or the old train depot for historical purposes and move it to the park. Mr. McDermid discussed a relatively inexpensive idea that they would like to explore further which is a curving walking trail that becomes a time line. They can use plaques, posts, signs or stamped concrete to tell the history of Moore beginning with the buffalo and making a linear progression to the cattle drives, then to the rail, etc. He felt they could tell a very compelling story of the history that this park site has witnessed. It could be interesting for adults and educational for children.

It was asked if a 5K run could be held at the park. Mr. McDermid stated that a 5K would be 3.1 miles. He advised that two circuits of the trail would equal 5K. Another person asked about the lake feature. Mr. McDermid indicated that the lake size grew in relation to public input. It divides the formal portion of the park from the informal. Mr. Eddy added that it also provides necessary detention while allowing an additional feature to the park. The location was determined by the topography of the land, the runoff, and where the water pools.

Councilman Hamm commented that volleyball courts would be a relatively inexpensive addition to the park. Mr. Jenson stated that the additional vacant land will allow for growth and additional amenities as the need or desire dictates.

Mr. Jenson indicated that the Parks Board would be voting to recommend the conceptual design for adoption. The item would then be considered for adoption by the City Council at the August 19, 2013 meeting.

Councilman Hamm indicated that he would be very interested in the opinion of the Parks Board Members on some of the issues that were discussed, such as whether the south end of the site should be grass or prairie grass, and if the area would be used for parking or be maintained for other uses.

Board Member Vickers suggested planting saplings on the site and as they get bigger replanting them to replace storm damaged trees in other parks.

Board Member Vickers asked about the possibility of having an access road along the east side of I-35. Mayor Lewis stated that the City would have to purchase the homes located there to have the necessary room to construct an access road. He commented that there was some interest in erecting a sound barrier.

Mayor Lewis thanked the Parks Board members for their work on the project.

**Agenda Item Number 3 being:**

ADJOURNMENT

**Councilman Roberts moved to adjourn the special joint work study session, second by Councilman Cavnar. Motion carried unanimously.**

Ayes: Blair, Singer, Cavnar, Roberts, Hamm, Lewis  
Nays: None  
Absent: Krows

**The meeting was adjourned at 8:00 p.m.**

TRANSCRIBED BY:

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RHONDA BAXTER, Executive Assistant

RECORDED BY:

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JIM CORBETT, City Clerk

FOR:

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DAVID ROBERTS, MPWA Secretary

These minutes passed and approved as noted this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

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JIM CORBETT, City Clerk