



## Steering Committee November 8, 2006 Meeting Synopsis

**Committee members present:** Mayor Cornett, Dave Lopez, Terry Taylor, Kathy Williams, Ford Price, Pat Fennell, Jim Roth, Gena Howard, David Rainbolt, Luisa Gomez, Chuck Wiggin, Trevor Francis, Willa Johnson, Michael Laird, Jennifer Vogler, Bob Long, Terry Ott, Dan Straughan, John Yoeckel, Patrick Ryan, Ray Doonkeen, Jann Hook, Fred Hall, Bill Cameron

**Others present:** Michael Cross, Mel Morgan, John Dugan, Wendel Whisenhunt, Dennis Clowers, George McQuiston, John Bowman, Holly Massie, Cathy O'Connor, Dean Schirf, Brian Dougherty, Elaine Lyons, Brett Hamm, Trent Moore, Linda Simpson, Laura Story, Gary Man, Kristy Yager, Jim Thompson, Rick Cain, David Holt, Janie Deupree, Sheri Vance, Marc Long, Sara Jane Maclennan, Dan Krueger, Anthony McDermid, Marty Shukert, Mark Leese, Dan Guimond, Josh Birks

- Mayor Mick Cornett reconvened the Steering Committee on November 8, 2006 at 2pm at the Petroleum Club.
- Dennis Clowers, OKC Public Works director and chair of the transportation subcommittee gave a presentation about traffic movements of the new I-40 alignment and boulevard.
- Dan Guimond (URS Team) presented current office, residential and retail market conditions as well as a general opportunity analysis and current land uses. Comparable projects in the Central Platte Valley in Denver, the River District in Portland and the Salt Lake City Gateway District and the relevance of each as a learning tool were discussed.
- Dan Krueger (URS Team) presented the environmental baseline analysis and discussed how the background information can impact the redeveloped area.
- Sara Jane Maclennan, Marty Shukert, and Anthony McDermid (URS Team) presented existing land uses and associated challenges / opportunities. The barriers that result from the current land uses, addressing those barriers and their impact on future land uses was also discussed. Three ideas based on the hopes and fears stated by Steering Committee members at the last meeting were presented and discussed.
  1. **two-sided boulevard development** (dense development on either side of the proposed boulevard with intermittent parks connecting the core to the shore)
  2. **one-sided boulevard development** (dense development on the north side of the proposed boulevard with a formal park on the south - between Robinson and Harvey – leading to the river. Dense development flanks the park's edges, creating a defined, open corridor linking the core to the shore)
  3. **two-sided park development** (open green space flanking both sides of the proposed boulevard. The park spans between Walker and Robinson with dense development flanking the park's edges, similar to the previous scheme)All three ideas utilized the Myriad Gardens as the north anchor and the river as the south.
- A graphic comparison of size and scale of notable US parks and the proposed OKC park was presented, along with evaluation criteria. A majority of the SC members voted for the two-sided park development, incorporating significant elements of the one-sided boulevard development scheme.
- The meeting wrap-up included the following next steps:
  1. A reminder for the Steering Committee to discuss these ideas within their individual circle of influence and invite them to the Public Meeting on December 13<sup>th</sup> at 6pm at the Cox Convention Center
  2. The URS team will develop alternatives based on Steering Committee discussion, continue market analysis and complete background information.

The next Steering Committee meeting is set for December 13<sup>th</sup> at the Petroleum Club, Room 36A, in the Chase Tower. A public meeting will be held that same evening at 6pm on the second floor of the Cox Business Services Convention Center in rooms 18-20.