



Steering Committee June 27, 2007 Meeting Synopsis

1. Welcome

Mayor Cornett and Dave Lopez opened the meeting and thanked the committee for their participation. Mayor Cornett emphasized that this was not a design/build plan and that instead it is a vision plan for the next 10-20 years. He added that the implementation strategy would be the next step that validates ideas and input from people in the City

Sara Jane MacLennan reported that the design team had held four workshops over the past 6 to 8 weeks to ensure the design is sustainable and makes sense in our market place. The next public meeting is scheduled for September 26 and Core to Shore will roll out on this day.

2. Transportation Committee

Public Works Director Dennis Clowers summarized the June 26 Transportation Committee meeting.

- The group discussed Transportation Visioning -creating a place where people want to be while having a way to get there.
- The Boulevard through concepts were discussed. It is important to get the land use right to dictate the traffic flow. The Boulevard should be an alternative, not a way to get through.
- A two-way transit loop was suggested from N. 10th and SW 15th.
- Central Oklahoma Transportation and Parking Director Rick Cain also suggested conducting a study on Light Rail.

Amy Lewin and Nate Larson of URS reported that they had begun work on the Traffic Analysis study, which will examine new patterns of access and mobility generated by the two new alignments.

3. Presentation

Anthony McDermid reported the Land Use Plan has been refined/evolved. In an attempt to plan on a smaller geographic scale, the consultant team worked to create names and to brand sub-districts within the larger planning area. He emphasized that the names were discussion tools and could be changed once redevelopment actually began.

Marty Shukert spoke about the sub-districts in greater depth.

North Boulevard Retail: The north side of the Boulevard will represent the private realm, as it will be more commercial/mixed use. He showed a concept of what this might start to look like in terms of shops and restaurants. It is expected that the area could yield 400,000 square feet of space.

Convention Center: The convention center could produce up to 800,000 square feet of exhibit space and could be lined with a convention hotel and some housing overlooking the park.

Residential Neighborhoods: The housing proposed for West Park is built in quadrangle blocks with density as high as 30 units per acre.

Riverbend: The Riverbend area would remain largely single-family homes in the traditional bungalow/cottage theme.

North Shore: The North Shore area would include townhouses with a promenade running between rows.

Riverlake: Housing in the Riverlake area will be mixed use with parking in the middle. Some of the townhomes could have their own parking immediately below the units.

River Towers: The River Towers will serve to punctuate the promenade. With their ideal location on the river, immediately south of downtown, the buildings could include a restaurant and some additional retail.

Parkview: The Parkview area between South Robinson and Shields Boulevard presents the opportunity for live/work environments. The area is proposed to have a contemporary feel similar to Automobile Alley.

In total all of the housing proposed throughout the plan should yield approximately 2,800 units.

Civic Center Park: The Civic Center Park would run from the Boulevard to I-40 between Hudson and Robinson. It should be a big civic gather space, large and flat to accommodate various festivals and outdoor civic events. Steering Committee members have expressed a strong desire for an area themed exclusively for children. Other portions could include a fountain, a floral garden (near the Union Depot), an area ideal for weddings, and a paddleboat pond. An events center was also proposed immediately east of the Union Station.

Promenade Park: By comparison, the Promenade Park south of the new I-40 alignment should feel more like a neighborhood park. It should include pedestrian spaces throughout the Harvey alignment.

Streetscape Elements: Mark Leese emphasized the need for streetscape elements to both brand the area and to give it a sense of place. He showed examples of pedestrian lights; light stick concepts, festive lighting; paving materials; trees; benches; bike racks; trash receptacles; signage; banners and flags history medallions and manhole covers; fountains; chess tables; edge median could include movable seating / bistro chairs; flower pots and planters; and sidewalk café railings.

Framework Diagram: Sara Jane Maclennan showed how the new concepts fit into the framework diagram presented at previous meetings. Beyond the two larger parks, each of the neighborhoods would also have their own smaller parks.

Boulevard: A 28 feet sidewalk should be adequate, as anything larger forces the buildings too far from the street. We don't want to lose the urbanity of the area. The parking slips on either side of the boulevard are proposed to be 33 feet. The slips should feel more like a narrow parking lot than a road because it includes a pedestrian realm.

4. General Questions/Discussion

A committee member asked about the viability of the housing proposed in front of the convention center. Sara Jane explained that concept was still fairly novel but that each of the 96 units would have their own view of the park.

Kirk Humphreys shared some lessons learned from the Southside Works in Pittsburgh, PA and Madison Square Gardens

Russell Claus addressed the need for more rooftop development, not only in the Core to Shore area, but also throughout downtown.

A question was asked about the location of any schools in the area. Sara Jane pointed out the civic building proposed in the Riverbend, which could not only act as a school but also a community center.

A committee member asked for clarification on what was proposed around the Little Flower Church. Sara Jane discussed the proposed Traditional Plaza to the south, which could be bordered by a grocery store and other retail.

5. Table Discussions

The committee broke into four small groups for round table discussions facilitated by a Core to Shore team member. Issues discussed included:

- **Overall Plan and Implementation Strategies**
 - Committee members were pleased with the long-term vision of the plan and felt it captured the committee's initial objectives.
 - In the more immediate term, members inquired about the most efficient sequencing of proposed projects to insure the overall success of the plan. Members advocated acquiring key pieces of land early in the process. The use of a pool of revolving funds was suggested.
 - Members suggested that signs should be used to announce future developments.

- **Land Uses**
 - Committee members supported the land uses proposed in the plan.
 - Members appreciated the need to begin to define smaller neighborhoods within the project boundaries but also warned that the names for any new areas created should be both sensitive to the area's history and should ultimately
 - One group reinforced the need for diverse housing options to insure that the area remains open to people from various socioeconomic backgrounds
 - Members hoped that redevelopment would provide for build to suit office situations.
 - Members liked the co-location of the convention center and the hotel.

- **Parks/Open Space and Public Art**
 - Committee members wanted to insure that the park was planned to be useful for all four seasons of the year. Misting/cool down zones were suggested as a way to insure that the public spaces were used throughout the worst days of the summer.
 - The two major parks also needed significant public art and features that could not be found anywhere else.
 - One committee member wondered if Reno could be depressed between the Myriad Garden and the new park to emphasize the North-South connection between them.
 - Reno was also suggested as an ideal route for future parades and charity walks.
 - Another committee member asked how we could insure safety and security in the area. They suggested that horse patrols in the area might add to the atmosphere.

- **Boulevard and Transit Issues**
 - Committee members appreciated the plan's commitment to all types of transits, particularly pedestrians. Members wanted an environment in which someone could park once and then be able to walk to several different types of activities.
 - One table asked that additional thought be given to insuring that the slips proposed for either side of the boulevard not become barriers to pedestrians attempting to cross north and south.

6. Report back and Discussion

After reporting back their table discussion to the entire group, committee members were asked for any additional comments.

"The central park should be designed around Oklahoma City's events – both grand events and ordinary events – to insure that it is always being used. This wealth of activity will also insure a broad diversity in the type of people using the park."

Committee members wanted to integrate art in all aspects of the park and re-emphasized the need to have activities in the park all year round so that the public becomes programmed to using it.

"The large central park should not be called Civic Center Park, as we already have a park in front of the Civic Center. Similarly, the city already has a Riverbend neighborhood. The park will open the door for several sponsorship opportunities. The key to sponsorship of programming is: It is special!"

7. Public Feedback and Meeting

Sara Jane Maclennan reminded the committee the next Public Meeting and Steering Committee meeting are scheduled for September 26, 2007. She encouraged committee members to solicit the newest images to their peers and to report back on their feedback.

8. Next Steps

Russell Claus reported the implementation effort is in process. The City is actively discussing implementation strategies for the public components of the plan, but also recognizes that it has limited resources. The City also has staff available to look at affordable housing and how this develops. The City is also looking into carrying out a Downtown Integration Plan that will marry all of the various district studies together to see how it all makes sense.

The City is exploring opportunities to engage a graphic designer to capture "postcard moments" of this project.

Mayor Cornett reported funding starts in December with our bond issue. He reminded the committee that while the public will be anxious to see progress on the plan right away, it would not be until 2010-2012 that they will really begin to see visible progress.

9. Adjourn

Dave Lopez recognized City Staff and reminded everyone we have a huge opportunity in 2010 when Oklahoma City hosts the Mayors Conference.