



MINUTES

Downtown Design Review Committee

9:30 a.m. Council Chambers, City Hall, 200 North Walker Ave., Third Floor

Date: 8/16/2007

Time: 9:30 a.m.

Location: Council Chambers, City Hall, 200 North Walker Ave., Third Floor

The notice and agenda for the Oklahoma City Downtown Design Review Committee meeting were filed with the City Clerk's office and posted on the Council bulletin board 24 hours prior to the meeting.

The meeting was called to order at 9:35 a.m. and adjourned at 10:50 a.m.

1. ROLL CALL

Members Present: Betsy Brunsteter (Chair)
David Todd (Vice-Chair)
Richard Tanenbaum
Anthony McDermid
GiGi Faulkner
James Loftis

Members Absent: Charles Ainsworth

Staff Present: Susan Miller, AICP, Planner IV, Planning Department
Aubrey Hammontree, Planner III, Planning Department
Scottye Montgomery, Planner II, Planning Department
Analinda Lane, Admin. Coordinator I, Planning Department
Susan Randall, Assistant Municipal Counselor

2. APPROVAL OF MINUTES

Motion: Faulkner/Todd to approve the minutes of the July 19, 2007 Downtown Design Review Committee meeting

Ayes: Tanenbaum, Brunsteter, McDermid, Todd, Faulkner,
Loftis
Nays: None
Absent: Ainsworth

Action: APPROVED

3. CONSENT DOCKET

A. **DTCA-07-010, at 405 NW 6th St (DBD).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by Scott Smith, to demolish an existing structure.

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- B. DTCA-07-014, at 531 Couch Dr (DBD).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by Bill Firquain, Dalmarc Signs, to install a 4'x20' internally illuminated single face wall sign cabinet.
- C. DTCA-07-018, at 1101 S Robinson Ave (DTD2).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by OKC Neighborhood Services, to demolish an existing building.
- D. DTCA07-019, at 1105 S Robinson Ave (DTD2).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by OKC Neighborhood Services, to demolish a partially demolished building.
- E. DTCA07-020, at 312 SW 12th (DTD2).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by OKC Neighborhood Services, to demolish an existing house.
- F. DTCA-07-021, at 317 NW 8th (DBD).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by OKC Neighborhood Services, to demolish an existing structure.

Motion: Loftis/Tanenbaum to approve the Consent Docket items as stated above.

Ayes: Tanenbaum, Brunsteter, McDermid, Todd, Faulkner, Loftis
Nays: None
Absent: Ainsworth

Action: APPROVED

4. CASES FOR INDIVIDUAL CONSIDERATION

- A. DTCA-07-007, at 222 NW 13th (DTD1),** by David Kinser, for Edward and Robert M. Goldman, to remodel exterior and add as new item addition of entry portico. ***(This item was continued from the 7-19-07 meeting.)***

David Kinser, applicant, spoke on behalf of the project. James Loftis raised concerns about the door on the south elevation that opens out directly into parking lot instead of onto a sidewalk.

Motion: Tanenbaum/Todd to approve the proposed project.

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Ayes: Tanenbaum, Brunsteter, McDermid, Faulkner, Todd,
Loftis
Nays: None
Absent: Ainsworth

Action: APPROVED

- B. DTCA-07-015, at 1227 N Walker Ave (DTD1).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by Ashleigh Heffernan, for Midtown 12th & Walker Investments, LLC, to remodel the exterior, install paving adjacent to building, install parking lot peninsula, add landscaping and sidewalks.

Ashleigh Heffernan, applicant, spoke on behalf of the project. Heffernan stated that they had gutted the interior and removed the windows, exterior columns, and texture exposing the original brick and an additional doorway. They are proposing to add new windows of similar height and style, door, sidewalks, landscaping and parking. Heffernan also stated that the City has done streetscape improvements along Walker and has not documented work as part of the work order.

The Committee discussed the street improvements and how the parking orientation on the site conflicts with the direction of one-way traffic along Walker. Susan Miller relayed that the parking may have been configured that way in preparation for the street to be converted to two-way. The Committee discussed details about matching brick materials, the configuration and size of proposed windows, and screening of parking.

Betsy Brunsteter inquired about the criteria of the Downtown Design District Ordinance applicable to specific details such as windows and building material and indicated that, in the future, it might be advisable to incorporate more detailed guidelines or regulations into the Downtown Design District Ordinance.

Motion: McDermid/Loftis to approve with the CONDITION that the parking shall be screened from N. Walker Ave and NW 12th St., and sidewalks shall extend to all adjacent property lines.

Ayes: Tanenbaum, Brunsteter, McDermid, Faulkner, Loftis
Nays: None
Absent: Ainsworth
Recuse: Todd

Action: APPROVED

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- C. DTCA-07-016, at 1215 N Walker Ave (DTD1).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by Ashleigh Heffernan for Midtown 12th & Walker Investments LLC, to remodel the exterior, install landscaped parking lot peninsulas, install concrete dumpster pad and screening, install sidewalk along rear (west) façade of building, and install a street tree along frontage.

Ashleigh Heffernan, applicant, spoke on behalf of the project. Heffernan explained that as in the previous case, they had removed the existing windows and gutted the interior, exposing the lintel, which will triple the window area on the east elevation along Walker. They would like to cover the door on the west and place a small window on the east. They are looking at an alternate plan to add a door on the south end, which is subject to the tenant's option to use the whole building. They are proposing to cover the existing exposed openings so they can install restaurant equipment along the interior wall. They are proposing to install sidewalks around the building. Heffernan stated that the City has constructed the drive, and there is not much space available for landscaping. The dumpster pad is to be screened with landscaping.

The Committee discussed the 20' drive between the two buildings, and the purpose for this drive aisle. Heffernan expressed that their original tenant was to be a dry cleaners, and the aisle was to serve as a drive through lane. However, the new tenant will be a restaurant, so the area may be converted into an outdoor patio with seating and landscaping. The Committee asked if the existing electrical boxes would remain on the exterior walls, and Heffernan stated that they would be relocated. The Committee asked about the multiple colors of brick, and Heffernan stated that they would all be consistent.

Motion: Tanenbaum/Lofits to approve the proposed project.

Ayes: Tanenbaum, Brunsteter, McDermid, Faulkner, Loftis,

Nays: None

Absent: Ainsworth

Recuse: Todd

Action: APPROVED

5. OTHER BUSINESS

None

6. COMMUNICATIONS

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- A.** James Loftis initiated a discussion on the question of how the Automobile Alley Guidelines correlate to the Downtown Design District Review. Anthony McDermid stated that he was a member of the Automobile Alley board, and relayed additional information as to the meeting dates, scope of the Guidelines, and boundaries of the district. Susan Miller referenced the section in the Downtown Design District Ordinance that provides the Committee with the opportunity to adopt additional guidelines as policy. Additional discussion took place as to the advisability of including a cursory review by the Automobile Alley Association of any projects proposed within that area. Betsy Brunsteter asked that Staff propose a procedure to integrate a courtesy review by the Automobile Alley Association into the Downtown Design Review process. Staff will also do a comparison of the Automobile Alley Guidelines to the regulations and criteria of the Downtown Design District Ordinance.

- B.** The next regular Committee meeting is September 20, 2007. New applications and information on continued projects were to be submitted to staff by 5:00 p.m., Monday, August 13, 2007.

7. ADJOURNMENT

Motion: Todd/Tanenbaum to adjourn the meeting of the Downtown Design Review Committee

Ayes: Tanenbaum, Brunsteter, McDermid, Todd, Faulkner, Loftis

Nays: None

Absent: Ainsworth

Action: ADJOURNED (10:50 a.m.)

Note: These minutes are subject to Committee approval.