



MINUTES

Downtown Design Review Committee

Date: June 19, 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 11:00 a.m.

1. ROLL CALL

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

Members Absent: James Loftis
Charles Ainsworth

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

2. APPROVAL OF MINUTES

Motion: Todd /Tanenbaum to approve the minutes of the May 17, 2007 Downtown Design Review Committee meeting

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

Action: APPROVED

3. CONSENT DOCKET

NONE

4. CASES FOR INDIVIDUAL CONSIDERATION

A. DTCA-07-002, at 28 NE 8th St (DBD). Consideration and possible action on an application for a Downtown Design Certificate of Approval by Duane

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Mass to construct a three-story office building with associated parking in rear; install landscaping; provide pedestrian access across property and to entry; and provide screening of dumpster.

Mr. Duane Mass, applicant, spoke on behalf of the project. Ms. Jennifer Woods answered technical questions.

Committee members spoke favorably about the project, in that it would be a positive contribution to this area in the DBD. Committee members expressed concern that the proposal to establish a 5' pedestrian zone would not meet the intent of the ordinance. Committee members offered that the ordinance creates an opportunity for new development to establish better standards of urban design to build upon for the future shaping of Downtown. The consensus was that allowing the same width of sidewalk as adjoining properties would not facilitate such a standard when those properties were one day redeveloped.

A recommendation was presented by David Todd that the applicant widen the proposed five (5) foot sidewalk to ten (10) feet along the NE 8th Street frontage. Mr. Mass agreed to the increased sidewalk width.

Motion: Todd/Tanenbaum to approve DTCA-07-002 with CONDITION that the sidewalk be widened to a total of ten feet

Ayes: Tanenbaum, Brunsteter, Todd, Faulkner

Abstain: McDermid

Nays: None

Absent: Loftis, Ainsworth

Action: APPROVED with CONDITION that the sidewalk be widened to a total of ten feet

- 4B. DTCA-07-003, at 1232 N Classen Blvd (DTD1).** Consideration and possible action on an application for a Downtown Design Certificate of Approval by Steven Johnson, for Francis Professional Building, LLC, to construct a single-story retail building with associated parking at front, rear, and side; install landscaping; provide pedestrian access across property; and provide screening of dumpster.

Mr. Greg Banta, applicant, spoke on behalf of the project.

Several people attended the meeting in support of the addition of an Office Depot to the downtown area.

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The committee members expressed several concerns regarding the proposal, such as: the inconsistency of this proposal with the ordinance, the lack of transparency, especially on the 200' façade along N. Classen Blvd., as vehicles traveling north on N. Classen Blvd. would view the back side of the building, and the inefficient vehicular and pedestrian circulation systems as shown on the site plan.

The committee members also discussed the desirability of a use, such as Office Depot, locating in downtown. The specific location of the proposal, on the edge of the DTD-1 area, was discussed in relation to the application of the guidelines contained in the ordinance.

A recommendation was presented by Anthony McDermid to improve the visual impact of the building from N. Classen Blvd. by orienting the building either toward N. Classen Blvd. or by locating the central entry on the corner of the building facing the intersection of N. Classen Blvd. and NW 12th St. In addition, it was suggested that western portion of the site, facing N. Classen Blvd., be enhanced by additional landscaping and modifications to façade (i.e. display windows).

Motion: Tanenbaum/McDermid to continue DTCA-07-003 for 30 days, to the July 19, 2007 meeting

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

Action: CONTINUED for 30 days, to the July 19, 2007 meeting

5. OTHER BUSINESS

NONE

6. COMMUNICATIONS

A. The next regular Committee meeting is Thursday, July 19, 2007. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Monday, June 11.

7. ADJOURNMENT

Motion: McDermid/Todd to adjourn the June 21, 2007 meeting of the Downtown Design Review Committee

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Ayes: Tanenbaum, Brunsteter, McDermid, Todd, Faulkner

Nays: None

Absent: Loftis, Ainsworth

Action: ADJOURNED (11:00 a.m.)

Note: These minutes are subject to Commission approval.