

MINUTES
Special Meeting
BRICKTOWN URBAN DESIGN COMMITTEE
January 19, 2005 - 9:00 a.m.
116 E Sheridan Ave, 2nd Floor Conference Room

Note: These minutes are subject to Committee approval.

The meeting of the Oklahoma City Bricktown Urban Design Committee was called to order in the 2nd Floor Conference Room, 116 E Sheridan Avenue, Oklahoma City, Oklahoma. The meeting convened at 9:00 a.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 48 hours prior to the meeting.

Note: The regular meeting of January 12 was rescheduled to this meeting time.

I. ROLL CALL

Members Present: Chuck Ainsworth
George Washington
John M. Yoeckel

Members Absent: Marsh Pitman, Chair
Tom Wilson, Vice-Chair

Staff Present: John R. Calhoun, Planner II (Committee Secretary)
Carissa Davis, Office Specialist II, Planning Department
Susan Randall, Assistant Municipal Counselor
Wiley Rice, Planner IV, Planning Department

In the absence of the Chair and Vice-Chair, Mr. Washington presided.

II. APPROVAL OF MINUTES

APPROVED. Motion: Ainsworth/Yoeckel to approve the minutes of the December 8, 2004, Bricktown Urban Design Committee meeting. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

III. CASES FOR INDIVIDUAL CONSIDERATION

Items III-D and III-E were heard at the beginning of this section.

III-D. **BCA-04-014**, at **1 E California Ave**. Consideration and possible action on an application for a Bricktown Certificate of Approval by Sam Gresham, for French Hickman, Bricktown Wire Co. II LLC, to (1) construct a two-story brick addition on the north side; and (2) modify the south-side patio including (a) extension with lower deck, (b) roof extension, (c) roll-down screens, and (d) new brick and board-and-batten walls.

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Mr. David Ledbetter appeared for the applicant. Committee members asked him to provide information requested in the staff report for the next meeting. Mr. Ainsworth recused himself; he is a relative of Mr. Hickman.

CONTINUED. Motion: Yoeckel/Washington to continue BCA-04-014. Ayes: Washington, Yoeckel. Nays: None. Abstain: Ainsworth.

- III-E. **BCA-04-004**, at **222 E Sheridan Ave.** Consideration and possible action on an application for a Bricktown Certificate of Approval by Ben L. Randolph, Wave Omnimedia LLC, for Power Alley Parking, to (2) project images on the west side of the parking garage.

No one appeared. Committee members noted that the applicant and the owner (Committee member Pitman) were waiting for a trial installation, which has not occurred.

CONTINUED. Motion: Yoeckel/Ainsworth to continue BCA-04-004 indefinitely. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

- III-A. **BCA-04-011**, at **Bricktown Canal west end (E California Ave)**. Consideration and possible action on an application for a Bricktown Certificate of Approval by Robert P. Todd, Oklahoma City Community College, and Lee Allan Smith, Oklahoma Centennial Commission (City of Oklahoma City, owner), to install a 1150 ± sq.ft. mosaic “artistic graphic.”

Mr. Smith appeared with Dr. Paul Sechrist and Prof. Mary Ann Moore, Oklahoma City Community College, and Mr. Blake Wade, Oklahoma Centennial Commission. Mr. Wendel Whisenhunt, Oklahoma City Parks and Recreation Department Director, also appeared with Mr. Rob Lewis, Parks Department.

Staff noted that the artwork was recommended unanimously by the Oklahoma City Arts Commission in December. Dr. Sechrist said that the mosaic tiles would be fired to porcelain, attached to mesh panels, and sealed; that process would take about twenty months (off-site). He said that installation would take at least a week, depending upon dry weather. Prof. Moore, the artist, noted that the mosaic would come down to the canal water level; during installation the level would have to be lowered at least a couple of inches so that the work surface would remain dry.

Dr. Sechrist said it is the intent to give the artwork to the City and waive VARA rights. Mr. Whisenhunt said that the City has no expertise in maintaining mosaics. He also said that the canal boat operator has a contract with the City which includes the operator’s control of the water level; lowering the level would cause the boats not to align with the protective bumpers on the sides of the canal. Prof. Moore showed sketches for the north and south side walls of the inset; they include

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raccoons and lizards. Mr. Wade said the Centennial Commission would assist with maintenance until July 1, 2008.

APPROVED, with conditions. Motion: Yoeckel/Ainsworth to approve BCA-04-011, provided that the installation is approved by the Public Works and Parks departments, that VARA rights are waived in favor of the City, and that the canal boat contractor consents. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

- III-B. **BCA-05-001, at E Main St from EK Gaylord Blvd to west of N Mickey Mantle Dr, and east of N Mickey Mantle Dr to N Joe Carter Dr.** Consideration and possible action on an application for a Bricktown Certificate of Approval by Ed deGraffenried, City of Oklahoma City Public Works Dept., to construct street project, including brick walk pavers, curbs, planters, and street lights (90% plans).

Mr. deGraffenried appeared with Mr. Marty Hepp and Mr. Jonathan Looper, Cobb Engineering, and Mr. Scott Fairbairn, landscape architect. They noted a change to the submitted 90% drawings to add sidewalks on both sides of Central Avenue. They requested an option to omit work where an easement was not made available by the owner. On the block between Central and Joe Carter, they said they would determine some way to plant trees just inside the parking lot on the north side, which the City owns, since there is no room for such on the street right-of-way.

APPROVED, with change and option. Motion: Yoeckel/Ainsworth to approve BCA-05-001, with added sidewalks on Central, the option concerning easements stated above, no Bradford pear trees, and added trees on the north side east of Central where feasible in the parking lot (former railroad right-of-way) to meet Bricktown guidelines. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

- III-C. **BCA-04-013, at 401 E California Ave.** Consideration and possible action on an application for a Bricktown Certificate of Approval by Larry Stubblefield, for Al Sahli, Bricktown Marketplace LLC, to (2) construct corner tower with metal roof; (3) replace windows and doors; (4) construct handicap ramps; (5) replace concrete details; (6) raise parapet; and (7) add awnings.

Mr. Stubblefield appeared with Mr. Sahli and Mr. Wes Salous, IHOP franchise owner. They submitted renderings with further revisions. Mr. Stubblefield said that they would restore the brick, and restore and coat the concrete; the windows would have green aluminum frames, simulated exterior dividers, and green-tinted glass. Committee members requested additional detail about the windows. After some discussion, the applicants agreed that the window glass would be clear.

APPROVED "in concept," and CONTINUED Motion: Yoeckel/Ainsworth to approve BCA-04-013, subject to submission of design drawings, not including

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approval of window configuration and color, and continue the application for one month. Ayes: Ainsworth, Washington, Yoeckel. Nays: None. [Staff interprets this motion to mean that a Certificate of Approval is not to be issued yet.]

Items III-D and III-E were heard at the beginning of Cases.

III-F. **BCA-03-009, at 124 E Sheridan Ave.** Consideration and possible action on an application for a Bricktown Certificate of Approval by Trent Alcott, for 124 East Sheridan L.L.C. (Nonna's), to (2) construct addition: (a) arched windows, paneled doors (elevation revisions); and (b) railings, and canopy mast.

Mr. Alcott appeared with Mr. Phil Scaramucci, owner, and Mr. Steve von Tungelen, architect.

APPROVED. Motion: Yoeckel/Ainsworth to approve BCA-03-009. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

IV. OTHER BUSINESS

IV-A. **E2004-242, at 124 E Sheridan Ave.** Consideration and possible recommendation on an application for a revocable permit by Trent Alcott, for 124 East Sheridan L.L.C. (Nonna's), to install signs over the right-of-way.

Mr. Alcott appeared with Mr. Scaramucci.

RECOMMENDED. Motion: Yoeckel/Ainsworth to recommend approval of E2004-242 for three signs. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

V. COMMUNICATIONS

V-A. Code violation updates: The enforcement process has begun with the small west addition to the parking garage at 222 E Sheridan Ave. Its unfinished state appears to be different from the approved CA, and the two-year time limit has expired.

V-B. The next regularly scheduled meeting for the Bricktown Urban Design Committee is February 9, 2005, at 9:00 a.m. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, January 26.

VI. ADJOURNMENT (10:50 a.m.)

Motion: Ainsworth/Yoeckel to adjourn the January 19, 2005, meeting of the Bricktown Urban Design Committee. Ayes: Ainsworth, Washington, Yoeckel. Nays: None.

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