

MINUTES
Regular Meeting
DOWNTOWN DESIGN COMMISSION

October 17, 2024 – 9:30 a.m.
Municipal Building, City Council Chamber

The meeting of the Oklahoma City Downtown Design Commission was called to order in the City Council Chamber, 3rd Floor of the Municipal Building, 200 N. Walker Avenue, Oklahoma City, Oklahoma, at 9:30 a.m. and adjourned at 10:23 a.m. The agenda for the meeting was filed with the City Clerk of The City of Oklahoma City and posted on the Council bulletin board 24 hours prior to the meeting.

I. Call To Order

A. Roll Call

Members Present: Justin Brannon, Chair
Kayla Copeland, Vice-Chair
Anthony Blatt
Mariana Sarur

Members Absent: Eric Schmid

Staff Present: Katie Friddle, Principal Planner
Michael Philbrick, Senior Planner
Steven Barker, Assistant Municipal Counselor
Keith Daniels, Administrative Assistant

II. Approval of Minutes

A. September 19, 2024, Meeting.

Motion: Blatt / Copeland to accept the minutes of the September 19, 2024, Downtown Design Commission meeting.

Ayes: Blatt, Brannon, Copeland, Sarur
Nays: None.
Absent: Schmid
Abstained: None.
Action: ACCEPTED

III. Cases Withdrawn

A. None.

IV. Continuance Requests

A. **DTCA-24-00039 at 804 SW 2nd Street (DTD-2).** Application by Roy Vinyard, Vinyard Vogler, LLC, to: 1. Demolish building and site improvements.

Motion: Blatt / Copeland to **continue DTCA-24-00039** to the November 21, 2024, meeting of the Downtown Design Commission.

Ayes: Blatt, Brannon, Copeland, Sarur

Nays: None.

Absent: Schmid

Abstained: None.

Action: CONTINUED TO NOVEMBER 21, 2024, MEETING

V. Consent Docket (Anyone may request individual consideration of a consent item.)

A. None.

VI. Cases for Individual Consideration

A. **DTCA-24-00045 at 1 NW 6th Street and 4 NW 7th Street (DBD).** Application by Adam Edge, AHMM for Candace Baitz, Libertybell OK, LLC to: 1. 1 NW 6th St: a. Demolish exterior wall in select locations, stairs, walkways, and remove bricks for new openings; b. Remove awning, roof, metal coping, canopy, mechanical equipment, electrical equipment, windows, window sills, doors, storefront systems, overhead doors, gutters, downspouts, finish applied over existing masonry, and railings; c. Remove material covering windows, clean, re-seal and restore existing steel windows and replace existing glazing with new glass; d. Demolish existing shaft wall construction, patch and repair penetrations through horizontal assemblies; e. Install new roofing for first and second floors; f. Refurbish existing windows; g. Install new windows to match existing historic factory windows; h. Construct rooftop patios on second floor with wood decking and wood pergola shades; i. Construct a mechanical equipment enclosure of standing seam metal on second floor; j. Install awnings and canopies; k. Install gutters and downspouts; l. Construct brick infill; 2. 4 NW 7th St: a. Demolish building; b. Construct CMU infill building; c. Create interior parking area; 3. Parking Lot a. Demolish slabs; b. Repave and restripe parking lots; c. Install parking lot lights; 4. Sidewalks a. Demolish retaining wall, curb and sidewalk adjacent to NW 6th St; b. Demolish curbs and sidewalk adjacent to NW 7th St; c. Construct sidewalk and curbs adjacent to NW 6th St; d. Construct sidewalks and curbs adjacent to NW 7th St; e. Construct internal sidewalks; 5. Lighting a. Remove parking lot light in north

lot b. Remove wall lighting on both building c. Install wall sconce lights; 6. Landscaping/Site Improvements a. Install landscaping, including street trees; and 7. Screening/Fencing a. Construct 8 ft. tall CMU dumpster enclosure with metal panel gates.

Danny Hayes spoke on this case.

Motion: Blatt / Sarur to approve the application on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report with the conditions that: a. the applicant obtains a variance from the Board of Adjustment from the regulation stipulating a minimum height requirement; and b. the applicant obtains a variance from the Board of Adjustment from the regulation against maneuvering in the right-of-way.

Ayes: Blatt, Brannon, Copeland, Sarur

Nays: None.

Absent: Schmid

Abstained: None.

Action: APPROVED WITH CONDITIONS

Motion: Blatt / Sarur to provide a recommendation of approval to the Board of Adjustment for a variance from the regulation stipulating a minimum height requirement.

Ayes: Blatt, Brannon, Copeland, Sarur

Nays: None.

Absent: Schmid

Abstained: None.

Action: RECOMMENDED APPROVAL

Motion: Blatt / Sarur to provide a recommendation of approval to the Board of Adjustment for a variance from the regulation against maneuvering in the right-of-way.

Ayes: Blatt, Brannon, Copeland, Sarur

Nays: None.

Absent: Schmid

Abstained: None.

Action: RECOMMENDED APPROVAL

- B. DTCA-24-00048 at 1 Myriad Gardens (DBD).** Application by Duane McAllister, Senior Project Manager, OKC MAPS, for David Todd, Program Manager, OKC MAPS, to: 1. Demolition: a. Demolish Prairie Surf/Cox Center building, and all site improvements, including pedestrian bridge to the north.

Duane McAllister spoke on this case.

Motion: Copeland / Blatt to approve the application on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report.

Ayes: Blatt, Brannon, Copeland, Sarur

Nays: None.

Absent: Schmid

Abstained: None.

Action: APPROVED WITH CONDITIONS

- C. DTCA-24-00053 at 211 NW 6th Street (DBD)** Application by Megan Paus, FSB Architects & Engineers for Kathy Aebisher, Oklahoma Department of Environmental Quality/Department of Environmental Services, to: 1. Demolish existing parking garage; 2. Construct 8-story parking garage (358 parking spaces) with modular stone base, perforated metal screening, precast concrete columns, and masonry veneer; 3. Install prefabricated security booth; 4. Install card readers and vehicular entry/exit gates; 5. Construct six parking stalls off the alley; 6. Construct new sidewalk along the property frontage on NW 6th St; 7. Install four attached wall signs; 8. Install four vertical LED accent lighting strips at the south elevation; 9. Construct planters and an ADA access ramp along the NW 6th St frontage; 10. Install landscaping; 11. Remove existing curb and gutter for the existing parking garage driveway on NW 6th St; 12. Construct new curb and gutter along NW 6th St to replace the removed curb and gutter and create the new curb cuts and driveways for the proposed parking garage; 13. Construct a sight-proof screen for the existing dumpster; 14. Construct a sight-proof screen for the existing diesel generator; and 15. Construct a sight-proof screen for the proposed natural gas generator.

Mariana Sarur recused on this case.

Derrick Paus spoke on this case.

Motion: Blatt / Copeland to approve Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of the application on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report, with the conditions:

1. That the applicant remove the six proposed parking stalls from the north side of the alley from the project plans.
2. That the applicant shall submit revised plans subject to review and approval by staff that include all requisite dimensions that have been requested along

with the necessary colors and material boards that accurately illustrate the appearance of the proposed exterior building materials.

3. That the applicant shall submit revised plans subject to review and approval by staff that include the required detailed drawings and specifications of the building material for the screening walls for the existing diesel generator, the existing dumpster, and the proposed natural gas generator.
4. That the applicant address the Commission's comments relative to pedestrian safety, including but not limited to some kind of audible alarm for ingressing and egressing vehicles, that the applicant address the landscaping with a preference for tree wells that provide shade canopy – including addressing the subgrade.
5. That the applicant address pedestrian activation of the ground floor level.

Ayes: Brannon, Copeland, Blatt
Nays: None.
Absent: Schmid
Abstained: Sarur
Action: APPROVED WITH CONDITIONS

VII. Other Business

A. 2025 Meeting Schedule

To adopt the 2025 meeting schedule.

Motion: Blatt / Copeland to approve the 2025 meeting schedule.

Ayes: Blatt, Brannon, Copeland, Sarur
Nays: None.
Absent: Schmid
Abstained: None.
Action: APPROVED

VIII. Communications and Reports

A. Administrative Approvals

Bricktown Cases

1. **BCA-24-00007 at 121 E Sheridan Avenue** (Bricktown). Application by Bryce Thompson, CORD Construction, for Jeff Johnson, Osteen & Mine, LLC, to: 1) Install new door with a sidelite in existing window opening at

the west elevation; 2) Install new steel canopy; and 3) Install new steel landing and stairs (with attached wheelchair lift).

Downtown Cases

2. **DTCA-24-00009(R1) at 1207 N Walker Avenue** (DTD-1). Application by David Clayton, Fitzsimmons Architects, for Chris Fleming, Midtown Renaissance, to: 1. Revise cladding at new addition from stucco to be painted fiber cement clapboard siding; 2. Add painted metal band at the decorative rail; 3. Revise east facade entry door and sidelite; and 4. Remove new window at new 2nd floor stair.
3. **DTCA-24-00047 at 600 N Robinson Avenue** (DBD). Application by Brittany Lander, Metro Sign, for S Bond Payne, JRB Citizen LLC, to: Install projecting sign above walkway, UMB Bank.
4. **DTCA-24-00049 at 100 W Reno Avenue** (DBD). Application by Duane McAllister, OKC MAPS Senior Project Manager, City of Oklahoma City, for David Todd, PE OKC MAPS Program Manager, City of Oklahoma City, to: Install mechanical draft fans on the roof for new boiler skid and chilled water pumps being installed in the basement.
5. **DTCA-24-00050 at 1001 N Lee Avenue** (DTD-1). Application by Ben Butler, Miller Architects, for Barry Drew Haynes, SSM Health Care of Oklahoma Inc., to: 1. Remove angled parking and curb on the northside of NW 9th St; 2. Construct entrance/exit drive into existing parking garage; 3. Construct sidewalk and crosswalk; and 4. Install landscaping.
6. **DTCA-24-00056 at 208 Thunder Drive** (DBD). Application by Brittany Lander, Metro Sign, for Sue Hollenbeck, City of Oklahoma City, to: 1. Remove attached wall sign on west facade above the entrance into the Thunder Shop; and 2. Install new attached wall sign on west facade, OKC Thunder Shop.
7. **DTCA-24-00058 at 1000 N Lee Avenue** (DTD-1). Application by Jared Kerr, Nabholz Construction, for Mark Karaskiewicz, SSM Health Care of Oklahoma, to: 1. Install new MRI chiller and condenser and construct CMU, faced with EIFS, equipment enclosure to match existing; 2. Cut opening in existing equipment enclosure and install gate; and 3. Remove a portion of the internal sidewalk and install new sidewalk in new location.
8. **DTCA-24-00059 at 1116 N Broadway Avenue** (DBD). Application by Poetrell Stewart, OKC-Allstars LLC, for Laird Crowe, Crowe

Investments, to: 1. Remove existing window and bricks below it to create opening for door and install metal door); and 2. Install 8' tall cedar fence adjacent to the alley.

9. DTCA-24-00060 at 525 NW 11th Street, Suite 110 (DTD-1). Application by Robb Miller, for Chris Fleming, Midtown Renaissance, to: Install vinyl letters on metal sign area.

10. DTCA-24-00061 at 820 NW 5th Street (DTD-1). Application by Len Tauer, OKC Public Works Dept/Engineering, for Shane Smailey, Deputy Fire Chief, OKC Fire Department, to: 1. Install curb cut and driveway from Shartel Ave into existing parking lot; and 2. Install 6' tall decorative metal fence and gate.

11. DTCA-24-00062 at 1112 N Walker Avenue, Suite 104 (DTD-1). Application by Robert Morris, J & B Graphics, for Chris Fleming, Midtown Park & Walker LLC/Midtown Renaissance, to: Extend canopy over tenant's storefront and install canopy sign.

B. Comments from Planning Department Staff

C. Comments from Commission Members

D. Next Meeting Date

1. The next regular Commission meeting is **Thursday, November 21, 2024**. New applications were to be submitted to staff by **4:00 p.m., Tuesday, October 15, 2024**. Revisions and information on continued projects are to be submitted by **Tuesday, October 22, 2024**.

IX. Adjourn