



**City of Broken Arrow**  
**Minutes**  
**Downtown Advisory Board**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Ernest Redwine*  
*Vice Chair Lee Whelpley*  
*Member Mike Barron*  
*Member Michelle Bergwall*  
*Member Greg Graham*  
*Member Kelley Rash*  
*Member Scott Eudey*  
*Member Patsy Terry*  
*Member Amy Leet*

---

**Tuesday, December 13, 2016**

**4:15 PM**

**Council Chambers**

---

**1. Call to Order**

Ernest Redwine called the Downtown Advisory Board meeting to order at 4:15 p.m.

**2. Roll Call**

**Present     8 -** Mike Barron, Michelle Bergwall, Kelley Rash, Amy Leet, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

**Absent     1 -** Greg Graham

**3. Consideration of Consent Agenda**

**4. Consideration of Items Removed from Consent Agenda**

**5. General Board Business**

- A.     [16-1455](#)     Consideration and possible approval for a new detached garage, located at 218 E. El Paso Street, between Second Street and Third Street, Lot 18, Lot 19, Block 57, Original Township of Broken Arrow**

Norm Stephens stated the applicant was requesting this case be continued until next month.

A motion was made by Scott Eudey, seconded by Michelle Bergwall, that this be tabled. The motion carried by the following vote:

**Aye:         8 -** Mike Barron, Michelle Bergwall, Kelley Rash, Amy Leet, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

**Absent:     1 -** Greg Graham

- B.     [16-1454](#)     Consideration, and possible action regarding BACP (Comprehensive Plan) 158, Roco Properties, 0.56 acres, Level 2 to Level 3, northeast**

### **corner of Cedar Avenue and Elgin Street**

Brent Murphy presented this case. He said this was a request for a comprehensive plan change on property located on the northeast corner of Cedar Avenue and Elgin Street. The land is zoned R-3 and is part of PUD 241. The applicant previously wanted to place four residences on the property, but now is requesting seven residential units. Current zoning will only allow four residences, so they wish to rezone the property to DF (Downtown Fringe). With this request, five units will front to Elgin Street and two additional units will access through a private parking area to the north. Each lot will have 2,300 square feet.

There is floodplain adjacent to this property to the north and east, as well as significant changes in topography. This request is for a comprehensive plan change only. If they are approved by City Council, they will proceed with the PUD efforts.

Staff has reviewed BACP 158 and recommends approval subject to the property being replatted and submittal of a PUD similar to the draft PUD previously submitted.

A motion was made by Amy Leet, seconded by Mike Barron, to recommend approval of BACP 158 subject to a PUD being submitted that is similar in context to the draft PUD submitted and the property being replatted. The motion carried by the following vote:

**Aye: 8 - Mike Barron, Michelle Bergwall, Kelley Rash, Amy Leet, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine**

**Absent: 1 - Greg Graham**

**C. [16-1453](#) Presentation and Update by representatives of the Broken Arrow Economic Development Corporation concerning business development, holiday happenings and an introduction of a new BAEDC staff member**

Warren Unsicker addressed the board. The window display contest was very successful this year with over thirty displays. Fleet Feet was the winner. The new ice rink has been well received.

Warren informed the board this was his last meeting as he has resigned to take a new position in New Mexico. His replacement will be a gentleman named Cody Mosley, coming from the City of Guthrie, Oklahoma. He will be the Executive Director of Community and Retail Development for the BAEDC and Chamber.

This General Business was informational only - no action required or taken.

**D. [16-1457](#) Presentation, update and discussion on the status of Streetscapes Phase IV construction**

Tom Hendrix addressed the board saying the construction contract for the Streetscapes Phase IV was awarded on July 19, 2016. Notice to Proceed was given on August 29, 2016. Construction started on September 12, 2016. At this time, the project is about 40% complete. Construction is taking place on both sides of Main Street from Dallas to Ft. Worth, on the side streets and the gateway. The project is expected to be

completed in March 2017.

This General Business was informational only - no action required or taken.

**E. [16-1458](#) Presentation and discussion on the status of the Center for Arts, Creativity, and Innovation**

Tom Hendrix presented this case saying City Council approved the selection of Selser Shaeffer Architects for the concept design of the Center for Arts, Creativity and Innovation. They approved the consultant agreement on December 6, 2016. The process will take about 19 weeks and will determine the size of the structure; either 18,000 or 30,000 square feet, concept plans and we will be able to see what the exterior appearance will be.

This General Business was informational only - no action required or taken.

**F. [16-1459](#) Presentation for the Downtown Overlay District Study**

Farhad Daroga said the city recently hired the consulting firm of ADG and Winter & Company, for the development of the Downtown Overlay District. They are currently in town for a workshop and will provide a presentation of the Downtown Study area to the board.

A.J. Kirkpatrick, ADG, addressed the board saying Broken Arrow is creating design standards for the Rose District to determine standards for compatible future development and build off previous documents such as the 2005 Downtown Master Plan and Rose District 2.0. Objectives will engage the public and create a strong and unique sense of community. It will increase project feasibility by removing development barriers and ensure compatibility with established residential districts using an easy-to-use design standards.

They have designed a four-phase schedule. Phase One includes kick-off and engagement; Phase Two includes drafting standards development; Phase Three has public review of the proposed standards with Phase Four being for final adoption. Public workshops are included in Phases One and Three to allow review and input from the community.

This General Business was informational only - no action required or taken.

**6. Executive Session**

None

**7. Adjournment**

A motion was made by Amy Leet, seconded by Kelley Rash, to adjourn. The motion carried by the following vote:

**Aye: 8 - Mike Barron, Michelle Bergwall, Kelley Rash, Amy Leet, Patsy Terry,  
Scott Eudey, Lee Whelpley, and Ernest Redwine**

**Absent: 1 - Greg Graham**