



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, June 13, 2017

4:15 PM

Council Chambers

1. Call to Order

The Downtown Advisory Board meeting for June 13, 2017 was called to order at 4:15 p.m. by Chairman Ernest Redwine.

2. Roll Call

Present 7 - Mike Barron, Michelle Bergwall, Kelley Rash, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

Absent 2 - Amy Leet, and Greg Graham

3. Consideration of Consent Agenda

A. [17-2287](#) Approval of Broken Arrow Downtown Advisory Board Meeting Minutes of May 9, 2017

A motion was made by Mike Barron to approve the minutes from the May 9, 2017 meeting. Patsy Terry seconded the motion. The motion carried by the following vote:

Aye: 7 - Mike Barron, Michelle Bergwall, Kelley Rash, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

Absent: 2 - Amy Leet, and Greg Graham

4. Consideration of Items Removed from Consent Agenda

None

5. General Board Business

A. [17-2313](#) Presentation by the Broken Arrow Chamber of Commerce concerning

Rose District Business Development and Promotions and related discussion

Cody Mosley presented this case. He said they are working with retailer on business development for the Rose District. A great partnership has developed with the restaurants in the Rose District and they are attempting to mirror that process with the retailers. They are having conversations and answering questions. The Chamber continues to market the Rose District at several events throughout the Tulsa region, through CCIM, and also when they attended a recent ICSC Recon event.

The Thursday Nite Live event has been well attended over the past two weeks. This event runs through the end of August. The Museum is currently hosting a Smithsonian exhibit, entitled The Way We Work. Chamber staff attended the recent residential downtown overlay meetings.

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

B. [17-2282](#) Consideration, discussion and possible recommendation to approve Kirkland Activities Complex, located at 808 E. College Street, west of 9th Street and one-half mile south of Kenosha Street

Michael Skates presented the Broken Arrow Public Schools Kirkland Activity Complex project. This project is located at 800 E. College Street. They are currently working on an earth change and constructing a retaining wall. GH2 staff is working with the City on the 9th Street road-widening project.

Nicole Shay, GH2 Architects, addressed the Board, and said the School was proposing new soccer fields, and an activity complex. The two soccer turf fields will be on the north and south ends of the property. The north field will be for competition and the south field will be a practice field. There will be new bleachers on west side, along with a press box and ticket booth. They will be keeping the gymnasium on the south side, and the auditorium on north side. There will be slight exterior upgrades to the auditorium but mainly doing interior finishes. There will be minor painting in the gym. There will be some new parking as well as repaving of the exist parking. Access to the site will be from College Street, and they are proposing a monument sign at the northeast corner of the site.

When asked, Ms. Shay indicated there eventually might be additional buildings erected on the site. There are no current plans for a stop light to handle traffic.

A motion was made by Mike Barron, seconded by Scott Eudey, to recommend approval of the BAPS Kirkland Activity Complex . The motion carried by the following vote:

Aye: 7 - Mike Barron, Michelle Bergwall, Kelley Rash, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

Absent: 2 - Amy Leet, and Greg Graham

C. [17-2280](#) Consideration, discussion and possible recommendation to approve a

new accessory building, located at 804 South Main Street, Lots 1, 2, & 3, Block 6, Fears Addition to Broken Arrow

Amanda Yamaguchi presented this case, indicating the applicant, Mr. Rathbone, had submitted a site plan and elevation drawings for construction of a new 1,100 square foot accessory building for business purposes. The property is located at 804 South Main Street. There will be access doors on the north and south sides of the building to facilitate moving trucks through to unload trailers. Access to the driveway comes from Indianola Street, and will be paved. They will exit the site via an existing alleyway. The slats will be horizontal and colors chosen will match and blend with the existing structure.

Staff met with the applicant and are recommending approval of this case.

A motion was made by Lee Whelpley, seconded by Patsy Terry, to approve a new accessory building at 804 South Main Street. The motion carried by the following vote:

Aye: 7 - Mike Barron, Michelle Bergwall, Kelley Rash, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

Absent: 2 - Amy Leet, and Greg Graham

D. [17-2285](#) Presentation, discussion and possible recommendation on the Concept Design Options of the Center for Arts, Creativity, and Innovation

Kelley Rash recused herself from this case and left the room.

Geneva Nicholls, Engineering and Construction Department, presented this case. She said the Center for Arts will be located on the southwest corner of Main and Dallas Streets on the site of the old Arkansas Valley Bank. It will house visual arts, performing arts, culinary arts, as well as other arts. She introduced Hank Speaker, Selser Shaefer Architects, who created both concept designs.

Mr. Speaker discussed project goals and designs. He stated this project needs to fit within the existing Rose District.

Shannon West, Selser Shaefer Architects, addressed the Board and presented two concepts. He advised the Concept #2, Option B, was noted as the preferred choice.

Both concepts represent new construction, and will be completed in two phases. Phase I represents core functions with multi-purpose event and display space, administrative space, art education classrooms, and general building support. There will also be new offices for Convention Visitors Bureau on the ground floor. The second level will house art classrooms and will have expansion possibilities. Phase II will add a large event space, classrooms and additional amenities.

Concept 2 stands out because there is a large outdoor space for outdoor exhibits and events. It also provides centergy with AVB Bank plaza and sculpture, and provides good interaction with Main Street life. Both concepts have future phases planned.

Main Street is comprised of mainly 25' wide buildings. They have taller ground floors with shorter upper floors with punched window openings. Concept Two, option B shows the integration of the 25' rhythms currently present throughout the downtown area. Outdoor space is part of overall building design. In Phase II, the design shows outdoor terraces pulled out over the sidewalk area. Occupants will be able to see both north and south along Main Street thus connecting them with the streetlife. Selser Shaefer Architects have been working closely with the City of Broken Arrow to develop this project.

Both concepts are basically the same square footage and allow for the expansion of the Convention and Visitors Bureau by providing additional space for personnel needs.

When asked about lighting, Mr. West said the studios on second floor have large windows allowing the use of natural lighting.

Funding of Phase I comes from a partnership between City bonds and private money donations. Phase II funding has not yet been addressed.

Mike Barron noted the original bank was built in three stages. He asked if the Historical Society might be allowed to look at the building during the demolition process for anything of historical value or interest.

The proposed building footprint may extend into the existing green space from AVB Bank. There may be the necessity of a vacation of easement in the alleyway, west of the existing old AVB Bank.

A motion was made by Michelle Bergwall, seconded by Mike Barron, to recommend to City Council the approval of Concept #2 - Option B for the Center for Arts, Creativity, and Innovation. The motion carried by the following vote:

Aye: 6 - Mike Barron, Michelle Bergwall, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

Absent: 2 - Amy Leet, and Greg Graham

Recused: 1 - Kelley Rash

- E. [17-2266](#) **Presentation, discussion, and possible recommendation of BAZ 1982, Clintco Properties LLC, 0.73 acres, CH and R-3 to DM, northwest corner of El Paso Street and First Street and the southwest corner of El Paso Street and First Street**

Kelley Rash returned to the room. Ernest Redwine recused himself for this next agenda item.

Amanda Yamaguchi presented BAZ 1982. This is a request to change the zoning on

two properties from CH and R3 to DM zoning. The property located on the northwest corner of El Paso and First Street is presently zoned CH. There is an empty metal building located on this property. The other property is located on the southwest corner of El Paso and First Street is presently zoned R3. It was recently used as a church, but the buildings are currently empty. The applicant is requesting a DM zoning for both properties. No information has been submitted regarding proposed uses. The properties have been platted as part of the Original Town of Broken Arrow. An alleyway was previously platted between lots 18 - 22, and lots 13 - 17, of block 59. According to records, the alley does not appear to have been vacated. The property is Level 5 in the Comprehensive Plan. DM zoning is in compliance with the Comprehensive Plan, Level 5. BAZ 1982 was previously recommended for approval by the Planning Commission on June 8th.

Staff is recommending BAZ 1982 be recommended for approval and since the properties were previously platted, that platting be waived, although the status of the alleyway between lots 18-22 and 13-17, block 59, needs to be confirmed prior to anything new being built on the property.

A motion was made by Scott Eudey, seconded by Michelle Bergwall, to recommend approval of BAZ 1982. The motion carried by the following vote:

Aye: 5 - Michelle Bergwall, Kelley Rash, Patsy Terry, Scott Eudey, and Lee Whelpley

Absent: 2 - Amy Leet, and Greg Graham

Abstain: 1 - Mike Barron

Recused: 1 - Ernest Redwine

6. Adjournment

Ernest Redwind returned to the room.

A motion was made by Michelle Bergwall, seconded by Scott Eudey, to adjourn. The motion carried by the following vote:

Aye: 7 - Mike Barron, Michelle Bergwall, Kelley Rash, Patsy Terry, Scott Eudey, Lee Whelpley, and Ernest Redwine

Absent: 2 - Amy Leet, and Greg Graham