

Capitol-Medical Center Improvement and Zoning Commission

August 1, 2014  
Will Rogers 102/104

8:15 a.m.

Minutes  
(Special Meeting)

Members Present

J.R. Caton, Chairman  
Lenardo Smith  
Sarah Welch  
Paul Manzelli  
David Ooten  
Jeff Davis

Members Absent

Tiana Douglas  
Reginald Johnson  
Joshua Greenhaw

Others

Beverly Hicks  
Rachel Hays  
Clint Colbert  
Steven Bothell

Chairman Caton called the meeting to order and after Roll Call stated a quorum was present and asked for a motion on the Minutes of the April 25, 2014 meeting. Mr. Smith made a motion to approve the Minutes. Mr. Manzelli seconded. A vote was called and the motion carried with the following votes being cast:

Smith	-	Aye	Welch	-	Aye
Ooten	-	Aye	Caton	-	Aye
Manzelli	-	Aye	Davis	-	Abstain

Chairman Caton said unless there were amendments to be made he would entertain a motion to approve the Minutes of the June 27, 2014 meeting. Mr. Ooten made a motion to approve the Minutes. Ms. Welch seconded. A vote was called and the motion carried with the following votes being cast:

Davis	-	Abstain	Manzelli	-	Aye
Caton	-	Aye	Ooten	-	Aye
Welch	-	Aye	Smith	-	Aye

Item 3: Request by the Oklahoma Council of Public Affairs for building permit authorizing the construction of a 6,478 square foot events center (Advance Center for Free Enterprise) at Classen's North Highland Park Addition, Block 3, Lots 11-16 commonly described as the half block on NE 13<sup>th</sup> Street between Stiles Avenue and Lincoln Boulevard.

Ms. Martin said the half block on NE 13<sup>th</sup> Street between Stiles Avenue and Lincoln Boulevard was owned by Oklahoma Council of Public Affairs. She showed the location of the project and the uses in the vicinity and said the architecture and building materials on the new building were similar to those on the existing building.

Mr. Bothell said the new building would be a multi-purpose center with additional parking and landscaping. He said the existing building was located at the corner of 13<sup>th</sup> and Lincoln and they would be adding sidewalks along 13<sup>th</sup>, landscaping throughout the site, and 107 new parking spaces for a total of 147 spaces. Mr. Bothell said the building would face 13<sup>th</sup> Street with the entrance on the south and have a drop off and a sidewalk/plaza entrance. He said the interior space included 2, 3,000 square foot multi-purpose rooms each could be separated into 2 spaces, bar area, coat check, restrooms, and a small catering kitchen. Mr. Bothell said OCPA would hire catering companies to bring in food to be plated and served. He said the architecture on the new building was very similar to that on the existing structure and they were using the same brick, stone, and roofing materials. Mr. Bothell said they would have a "Founders Walk" on the west side that included signage in the form of aluminum cast letters with dark bronze finish, cast stone quoins, and lighting placed on the building to shine downward. He said there would be no ground mounted signage on site.

Chairman Caton said he was concerned about traffic and asked if the drives along 13<sup>th</sup> Street would be designated as entrance and exit. Mr. Bothell said they didn't believe it was necessary. Chairman Caton said he was concerned that once an event concluded and everyone was leaving at the same time it would be difficult for traffic turning east on 13<sup>th</sup> Street. Mr. Bothell said at sometime down the road OCPA would like to install an access drive along Lincoln. Chairman Caton said if drives were restricted to entrance and exit only it would solve the biggest part of a potential traffic problem.

Ms. Martin asked what time of day would most of the functions occur. Ms. Hays said it would depend on the event, most of the smaller functions with 200 people or less were during the day and anything larger would have to be moved to a different venue. She said there would be occasional events in the evening but the main use would be during the day. Chairman Caton asked where were the dumpsters located. Mr. Bothell said on the northwest corner of the site and there was adequate access for the trucks to empty the dumpsters and exit the premises. Ms. Martin stated that the dumpster was enclosed. Mr. Smith made a motion to approve the request. Mr. Ooten seconded. A vote was called and the motion carried with the following votes being cast:

Ooten	-	Aye	Welch	-	Aye
Smith	-	Aye	Manzelli	-	Aye
Davis	-	Aye	Caton	-	Aye

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Being no further business, the meeting was Adjourned.

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J.R. Caton, Chairman

The Minutes of the August 1, 2014 Special Meeting of the Capitol-Medical Center Improvement and Zoning Commission have been reviewed and presented for your approval.

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Denise Martin, Administrative Officer

NOTICE HAS BEEN FILED WITH SECRETARY OF STATE IN ACCORDANCE WITH THE 1977 OPEN MEETING LAW. (Title 25, Sections 301-314 of the Oklahoma Statutes.)

<h1 style="margin: 0;">ATTENDANCE SHEET</h1>
<div style="display: flex; justify-content: space-between;"> <span>August 1, 2014</span> <span>Will Rogers Building Room 216</span> </div>

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PLEASE PRINT THANK YOU