



**SPECIAL MEETING MINUTES
BLOCK 34 CITIZEN TASK FORCE
October 28, 2017 at 8:00 a.m.
Room 2073
723 S. Lewis Street
Stillwater, OK 74074**

Task Force members: Chair Jim Beckstrom, Vice Chair Victoria Berry, Ariel Ross, Russ Teubner, Kevin Fowler
Staff present: City Attorney John Dorman, Assistant to City Manager Patti Osmus, Development Services Director Paula Dennison, Development Review Manager Lanc Gross
Others Present: David Reed of Sparks Reed Architects, Allen Brunkin, Stephen Gose

1. CALL MEETING TO ORDER

2. GENERAL ORDERS

The Task Force will discuss and take action at this meeting (including a vote or series of votes) on each item listed under General Orders unless the agenda entry specifically states that no action will be taken.

a. Approval of minutes Special Meeting October 23, 2017

Teubner motioned to approve minutes. Second Fowler.

Beckstrom-yea, Berry-yea, Teubner-yea, Fowler-yea, Ross-yea. Motion carried 5-0.

b. Block 34 Elements & Overall Project Key Evaluation Parameters & Ranges

Beckstrom explained that the purpose of this meeting is to narrow down the elements for use at the November 8 town hall meeting. Teubner agreed in that he sees no reason to put forth something that is not within the parameters set by the City Council.

Lanc Gross stated that the expectations from this session include the following:

- ✓ Time
- ✓ Clarify the five elements
- ✓ Follow City Council direction
- ✓ Decide what best serves the citizens & visitors
- ✓ Qualitative Analysis
- ✓ Evaluate Reed's design

Dennison led discussion of the five elements and what they mean to the task force.

1. Green Space

Teubner: Create multi-purpose activity area; function & form; negative space; life radiates from here; "Start here". Don't overanalyze parking; get project right and then address parking.

Berry: Inviting element; trees & landscaping mean gathering space; recommend a plan for B34 to the Council and advise that parking will be affected.

Fowler: Welcoming; living room; spot that represents Stillwater.

Beckstrom: Contrasting agent; trees, landscaping; combo of balance & awe;

There are parking concerns from Friends of Community Center that parking spaces will be eliminated. Dennison mentioned the city's Parking Steering Committee appointed by City Council that deals with all parking issues. Brunken stated the parking study indicated there is no shortage of parking. Beckstrom said the Community Center wasn't a part of the study and that it is a unique situation.

Ross: Sustainable landscape 25-50% of the area

2. Structure / Market Hall

Dennison: Council requested a structure with restrooms.

Ross: Year round use; shade for greenspace; food hall that complements greenspace; live / work space.

Teubner: Location for revenue generating food / hospitality services; not enough room for live / work space; balance is important for all elements. Let architect figure out size. Sees market place as a daily event. A place people know they can always go. Multi-story (3).

Berry: Shade for activity; market space; flexibility, seasonable tuning.

Fowler: Should be on east side of block.

Beckstrom: Vertical element; awe inspiring open space. Size? Doesn't want architect dictating how revenue is generated due to size constraints. Reed said he recommends determining what things will generate revenue and then determine how structure should be constructed.

3. Food Vendors

Teubner: Should accommodate everyone regardless of income.

Beckstrom: Hook-ups on perimeter for food trucks, etc.

4. Hospitality

Teubner: Style is important; family oriented on 2nd floor.

Beckstrom: Beer garden on ground floor; encourage entrepreneurial, pop-ups.

Ariel: Beer garden; move away from prohibition era.

5. Performance Stage

Berry: Unique offering; major draw; important missing piece; determines aesthetic of Block 34; iconic; sets tone for downtown; flexibility; keep it simple.

Ross: Theatre, music, seasonal fairs; drop-down screen for movies.

Teubner: Impactful architecture; visual flair; visually significant with simple materials; easily maintained; flow is important. Brunken said make the stage the jewel of Stillwater. Make Block 34 transparent from east so that it encourages street life.

Beckstrom: Prevent it from being a monolith, white elephant; needs to be alive; question of who will be responsible for programming to prevent it being unused; important to share with Community Center, i.e. dressing rooms, staging area; logistics. Parameters/scale are important; needs to be revenue generating

Fowler: transitional; partner with Community Center

c. Objectives / Strategy for Townhall Session on November 8, 2017

Beckstrom asked how many plans the task force wants to display.

Teubner asked if it should be a multiplicity of plans vs one plan.

Berry suggested using the sheets from this meeting and believes it would be a mistake to offer more than one plan.

Beckstrom asked Reed to come up with a plan to present and bring it to the November 6 meeting.

Ross stated that not all functions need to be defined. Perhaps a handout with suggestion space could be used at the town hall.

Teubner said that the task force needs to be in agreement and that style should probably be left out for now.

Berry suggested that the charts from today be hand-scribed. She also suggested a visual timeline.

Teubner suggested sharing a brief history of what led to the task force. After discussion, task force agreed timeline should cover 2013 forward. Task Force also agreed it's too early to think about naming the area.

d. Overview of Design Work to Date – David Reed

Reed stated that plenty of space is available on Block 34 to accommodate the items discussed today. He said the view from Main Street is important. It should be what draws people there; the intrigue, teaser. The site plan for the town hall will be more of a bubble plan to show how the items fit on the site. There will be no architectural style indicated.

Teubner suggested showing pictures of similar sites.

Fowler said the big question at the town hall will be how will Block 34 be paid for and the task force should be prepared for questions. Teubner said financing talk would be a creativity killer.

Consensus from the task force was that since it's not known what will be on the final plan to Council, financing options for the town hall would be premature. Dorman stated that if it comes up, he can certainly review what options might be available.

e. Site Plan Charrette – Paula Dennison

The task force, staff, and others in attendance spent a few minutes placing dots on the various site plans to indicate elements they liked.

f. Site Plan Next Steps

Reed will bring a bubble plan of the site to the November 6 meeting.

g. Task Force Work Delivery Plan

Next meeting will be November 6 to finalize the details of the town hall meeting on November 8.

6. Public Comment on Items on Agenda

Stephen Gose stressed the importance of deciding where the stage will ultimately be placed.

7. Directions to Staff Regarding Resources/Research for Next Meeting

1. Transfer charts from today to Word for task force.
2. Hand scribe charts from November 6 meeting for November 8 meeting.
3. Timeline for November 8 meeting to include work of task force.
4. Bring mission statement poster to town hall meeting.
5. Bubble plan – David Reed

8. Adjourn

Fowler motioned to adjourn; Teubner seconded.

Beckstrom-yea, Berry-yea, Teubner-yea, Fowler-yea, Ross-yea. Motion carried 5-0.

Meeting adjourned at 10:03 a.m.