



**SPECIAL MEETING MINUTES  
BLOCK 34 CITIZEN TASK FORCE  
TOWN HALL MEETING  
NOVEMBER 8, 2017  
5:30 p.m. - 7:30 p.m.**

**Stillwater Community Center  
315 W. 8<sup>th</sup> Avenue  
Dining Hall  
Stillwater, OK 74074**

**Task Force members: Chair Jim Beckstrom, Vice Chair Victoria Berry, Ariel Ross, Russ Teubner, Kevin Fowler  
Staff Present: City Manager Norman McNickle, Development Services Director Paula Dennison, Assistant to City Manager Patti Osmus, City Attorney John Dorman**

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**1. CALL MEETING TO ORDER**

**Chair Beckstrom called the meeting to order at 5:32 p.m.**

**2. WELCOME & INTRODUCTIONS – CHAIR JIM BECKSTROM**

**Chair Beckstrom welcome everyone and thanked them for attending this important meeting. He explained that the purpose was to let the public know what the task force is doing and to get their thoughts and feedback.  
Members of the task force introduced themselves.**

**3. VISION / MISSION / VALUES – CHAIR JIM BECKSTROM**

**Chair Beckstrom reviewed the vision, mission, and value statements that the task force established.**

**4. TIMELINE & CITY COUNCIL RESOLUTION – KEVIN FOWLER**

**Fowler reviewed the timeline from the time the City purchased the property to July 2017 with the formation of the task force via City Council resolution. The Council charged the task force with taking the Sparks Reed plan and making it better and to research costs and finance options.**

5. BLOCK 34 OBJECTIVES – RUSS TEUBNER

Teubner reviewed the goals and objectives of the task force and explained that the task force sees the purpose for development of the block as to foster economic development throughout the downtown area and to connect the area between Duck and Main Streets.

6. BLOCK 34 ELEMENTS OVERVIEW – ARIEL ROSS

Ross said words don't mean the same to everyone, so task force put into their own words the 5 elements that the task force wants to see as part of the development.

5-Elements:

- Greenspace
- Market Hall
- Food Vendors
- Hospitality
- Performance Stage

7. BLOCK 34 IN CONTEXT – “BLOCK 34 – MORE THAN A BLOCK” – VICE CHAIR VICKI BERRY

Berry said that the task force sees Block 34 as a space that will be the heart of the community, the hub. It could a cultural icon; something that Stillwater is known for and that citizens and visitors come to see.

8. SITE PLAN OVERVIEW – DAVID REED, SPARKS REED ARCHITECTS

Reed reviewed the drawings, reasons for placement of elements like the market hall and performance stage and stated that there is 130,000 square feet to work with and that includes room for a lot of green space. Reed put into context the size of Guthrie Green in Tulsa and the available size of Block 34.

9. PUBLIC COMMENT

- Find better name
- Is CDBG funding available?
- Make it similar to Guthrie Green
- Look at Valparaiso, IN for ideas
- Works in downtown as a business owner. Parking, especially on game days, is a huge problem. Teubner commented that although parking is important, the task force will not build parking into it's plan. Parking is not a top priority.
- A member of the City's Bicycle, Pedestrian Advisory Committee remarked that making downtown more walkable is a priority for the BPAC.
- No parking is allocated for Guthrie Green.
- Make sure the back of the stage doesn't face Main Street.  
Reed commented that hopefully there will not be a backside. The intent is to make the market with clear lines of sight, "see-through".
- 3 stories could be too much. Don't have the stage facing west.

- Play area for kids & adults; art is important; garden spaces; farmers market; Block 34 will bring economic development to area around it.
- Farmers Market; likes idea of garage doors for year round use. Ft. Smith, AR has a nice downtown arts area. Has the task force contacted other cities to see what they would have done differently?
- Be aware of the ratio of revenue generating activities vs free.
- Street closing around the area? Beckstrom answered that there is the possibility of closing Duncan between Block 34 and Community Center.
- Consider surrounding residential community. Make sure public safety has easy access.
- Teubner remarked that revenue generation is important because sales tax can be used for the sustainability of Block 34.
- Impression that City Council wants to keep it park like. Is there space for people to mingle? Gazebos? Participation? Teubner said there will not be dense development on the block itself. Reed restated that there is 130,000 square feet with lots of room for green space. Buildings won't go all the way around.
- Would like to see events like the Run for the Arts on the block. Water feature (not splash pad) is important; referred to the stream at Meridian. Questionable on the closing of Duncan; make sure the market space has an elevator; rest area in shade;
- Project timeline? What will the management structure be within the City? Natural elements for play, no traditional playgrounds. Ross said she believes all are in agreement about the play areas being creative.
- What is the task force timeline? Beckstrom said the intent is to have a recommendation to the City Council by the end of the year. Teubner said it won't be a fully designed plan. Berry said it will be a phased project.
- Is the available green space larger than Guthrie Green? Reed answered yes.
- Myriad Gardens stage area is worth looking at.
- Don't limit uses of the market hall. Town & Gown? Wondertorium?
- Consider sheltering in place in case of severe weather.
- Encourage attendance at task force meetings. There is synergy between Block 34 and the community center.
- Are agendas online? Osmus confirmed they are online.

Beckstrom invited attendees to leave their remarks on the various drawings and charts around the room. A summary of those remarks is attached to this document.

#### 10. ADJOURN

The meeting adjourned by consensus of the task force at 7:00 p.m.

## **Block 34 Town Hall, November 8, 2017**

Items in Teal reflect the public input written on sticky notes from the Block 34 Town Hall meeting.

### **Greenspace:**

- "Start Here" point
- Center of radiating activity
- Multi-purpose activity
- Open space and contrasting agent
  - **Water feature**
  - **Don't close any streets**
- Existence is the "WOW"
- Inviting outdoor space for people
- "Living Room"
  - **Pocket "gardens" for seating in small groups**
- "The Spot"/destination
- Landscaping
- Outdoor recreation
  - **Yoga in the Park, like Botanic Garden**
- Example of Sustainability
- Shade
  - **Can be created artificially with fabric as some urban areas do, but consider the sun's path**
- **Art, Art**
- **Interactive Art**
- **Bike Corral**
- **Multi-use plaza**
- **No cowboys**
- **"Town Square"**
- **Community vegetable gardens**
- **No parking on Block 34**
- **Gardens**
- **Play for kids**
- **Play for adults**
- **Small spaces for people**
- **Little gathering spaces, rock benches, etc covered and with benches**
- **Commission art installations and pieces**
- **Can the image be a little more progressive? We are more than cows and horses.**
- **Include local artists and experts in arts installations and pieces**

### **Market Hall:**

- Fixed structure
  - **Please don't make it look like a barn**

- **Invest in a GOOD design**
- Restrooms
  - **Yes, accessible year around**
- Year round
- Revenue generating
- Covered/shade
- Multi-story: 3 max
  - **Too tall**
  - **Want views into the space so don't make it too tall**
  - **This will block view of the 3 story apartments that will be built across the street in 5 years**
- Foster Start-ups/Pop-up spaces
  - **Makers Space**
- Inviting indoor space
- Ability to “see” thru/into
- Open upper level with shade or cover
- Flexibility - Tune to needs
- Transitional to Downtown
  - **Transition to Duck**
  - **Duck must be Bike/Ped friendly**
  - **Visual coherence: use color to freshen community center exterior and tie together to Block 34**
- Visually intriguing
- Natural light/open

### **Food Vendors:**

- Transient: **no generators**
  - Mobile
  - Non-mobile kiosks
- People draw
  - **It's about people, not parking.**
  - **Reframe discussion: instead of parking, call it what it is – car storage**
- Variety
- Convenience
- Utility Services
  - **Make sure there is electric plug in for every food truck**
  - **Noise of generators ruins the atmosphere**
- Plug & Play
  - **No generators**
- Bollards with service

### **Hospitality:**

- Within Fixed structure
- Themed Offerings such as: Beer garden and Family oriented

- **Maybe later on for Beer Garden, let other bigger concept lead to elements such as this**
- **Beer Garden is a great idea**
- Licensing for alcohol
  - **Yes, wine tastings and arts & crafts and farmer's market**

**Performance Stage:**

- Alive
- Unique offering
- Major draw
- Cultural
- Important missing piece
- Outdoor Theatre
- Music Venue
  - **Space to loading/unloading equipment**
  - **Electrical/sound infrastructure for the future**
- Seasonal Fair
  - **Access to load in gear from vehicles and trailers**
- Simplicity is the “WOW”
- Visual/architectural impact
  - **Invest in a GOOD design**
- Sets tone/aesthetic for Block 34
- Iconic
- Sculptural
  - **Sculptures can be switched out**
  - **Pedestals for sculpture**
  - **Brick circles**
- Sustainable
- Appropriate scale
- Flexibility
  - **Gazebo for hosting entertainers**
- Multi-use activities for all
- Open air
- Shade
  - **Stage facing SE (possibly) with landscaped wind breaks and shade on N, S and W**
  - **Covered stage is critical**
- Event space
  - **Multiple and evenly spaced electrical outlets**
- Transitional: link that binds, presence
- Drop down movies/screen
  - **Acoustics might be better if use stage back/backdrop also for movies**
  - **This not needed if use back of stage or inflatable screen**