

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, OMES Motivation Conference Room 303
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
July 25, 2025, 8:15 a.m.

MEMBERS PRESENT:

Nathan Wald, Chair
Anderson Dark
Tiana Douglas
Steven Gauthe
Paul Manzelli
Janis Powers
Jeremiah Smith

MEMBERS ABSENT:

Phoebe Barber
Hillary Farrell
Travis Mason

STAFF/GUESTS:

Casey Jones, AICP, OMES	Adam Cohen, OMRF
Beverly Hicks, OMES	Melanee Clark, OMRF
Emily Pomeroy, Center for Econ. Dev. Law	Jared Catalano, OMRF
William Young, Guest	Liv Tegenu, Guest
Shirley Lane, Guest	Kenneth Avey, Applicant
Audrey Griffin Jones, Guest	

A. Call to Order, Roll Call, and Determination of Quorum:**1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act.**

Chairman Nathan Wald called the meeting to order at 8:19 AM. A roll call was conducted, and a quorum was established. Commissioner Wald was informed that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**1. Approval, disapproval, and/or amendment of the minutes of the June 27, 2025 meeting:**

Janis Powers moved to approve the June meeting minutes. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes;
Mr. Wald, yes.

C. Land Use and Development Applications:

1. **Discussion and possible action regarding Z-25-26-1, request by the Oklahoma Medical Research Foundation for a zoning amendment from RD-2, Low Density General Residential District to HC, Health Center District at Lot 9, Block 4, Amended Plat of State Capitol 2nd Addition (formerly known as 800 NE 16th Street) at the southeast corner of Northeast 16th Street and North Phillips Avenue in Oklahoma City:**
2. **Discussion and possible action regarding CU-25-26-1 and BP-25-26-2, request by the Oklahoma Medical Research Foundation for a conditional use permit and a building permit for installation of a temporary construction parking lot with a fence and screening on Lots 6 through 9, Block 4, Amended Plat of State Capitol 2nd Addition (formerly known as 800 NE 16th Street, 804 NE 16th Street, 808 NE 16th Street, and 812 NE 16th Street) at the southeast corner of Northeast 16th Street and North Phillips Avenue in Oklahoma City:**

Chairman Wald addressed the public members, explained the agenda of today's hearing, and thanked everyone for their cooperation and understanding.

Chairman Wald swore in the applicant representatives, Emily Pomeroy from the Center for Economic Development Law and Adam Cohen from the Oklahoma Medical Research Foundation. Also included were the zoning commission staff, Casey Jones, and Beverly Hicks from OMES, regarding items C.1. and C.2.

Mr. Jones told the commission members that they had received the background information on the applicant's request in advance, most of which was also included in today's slide deck, and that he would be happy to answer any questions they might have. He also informed the commission members that he would like the applicant to present their request and explain the rationale behind the selection of the site and the proposed use.

Ms. Emily Pomeroy from the Center for Economic Development Law is here on behalf of the applicant, the Oklahoma Medical Research Foundation (OMRF). She discusses item C.1, the rezoning request for a single lot. The goal is to finalize the zoning of the last remaining lot, Lot 9, which is currently unzoned HC in the OMRF-owned block. She also briefly mentions the other lot, Lot 7, which will be addressed later in the meeting, noting that the map was never officially amended after a 2004 decision by the Capitol-Medical Improvement and Zoning Commission approving a change in the zoning designation of Lot 7 from RD-2 to Health Center. She redirected to the current item being addressed, Lot 9, which is appropriate for changing the zoning to HC to be consistent with the remaining lots on the block.

Commissioner Powers asked Ms. Pomeroy about the intent of the request. Ms. Pomeroy explained that Lot 9 in C.1. should be rezoned to fulfill the request in C.2.

Chairman Wald opened the floor for public comment on items C.1 and C.2.

Mr. William R. Young, a community resident, opposes the entire project. He expressed concern about potential negative effects on the neighborhood, such as noise and gravel from trucks, which could decrease property values. He shared his background, including his time as a deputy sheriff with the county sheriff's department and his residence in the community for over 33 years. He emphasized his long-standing dedication to the community, recalling past sacrifices and fears of change, while also expressing pride in living there and contributing to cleanup efforts. He asked OMRF representatives to communicate proactively and maintain good relations with the community during the decision-making process. Mr. Young concluded by thanking the commission members and the audience, and he encouraged everyone to spend quality time with their families.

Ms. Audrey Griffin Jones, a member of the Capitol-Medical Zoning Commission's Citizens' Advisory Committee and a longtime resident and cancer survivor living directly across the street from the proposed project, expressed concerns about its potential negative impact on the neighborhood's health and environment. She mentioned noise from trucks, which could lower property values. She shared her personal experiences and the effects of property changes on her family. She recounts the history of her mother's home and the modifications made over the years. She discusses her involvement in the community, including volunteering and reporting issues to the City. She emphasizes the importance of health and the negative effects certain developments could have on the community, and opposes the proposed changes in items C.1. and C.2.

Ms. Laura Stone, a resident of the community, is a member and Chair of the Capitol-Medical Zoning Commission's Historical Preservation and Landmark Board of Review. She is also a member of the Lincoln Terrace Neighborhood Association and the secretary of the Northeast OKC Neighborhood Coalition. She supports rezoning to establish a buffer between high-density developments and single-family homes. She encourages the Commission members to collaborate with OMRF to find a better use for the property and suggests tabling the item to allow for further communication and community input.

Ms. Liv Tegenu, who owns property in the neighborhood, discusses OMRF's proposal and community concerns. She addresses zoning confusion and the city's master plan for the area. She emphasizes the demolition of historic homes and OMRF's promise of a park or green space. She recommends that the commission members table both items and work together to find a better solution for Lot 9 and the community.

Commissioner Douglas agrees that improving communication with residents is necessary and that OMRF should work with the community to develop solutions. She suggests postponing this item to a future meeting to allow time for collaboration.

Mr. Adam Cohen from OMRF stated that they have been at this site for 75 years. He discussed community impact and mitigation strategies and explained the need for temporary parking to facilitate two major projects, both of which will benefit Oklahomans: one to expand their

genetic research program and the other to improve neurodegenerative disease research. He addressed the effects of construction on the neighborhood and the importance of a temporary parking lot. He suggested exploring alternative options, such as a gravel lot or a full asphalt lot, reverting it back to grass, and emphasized the need to complete the projects on schedule to prevent further disruptions. He stressed that OMRF does not want this project to last longer than necessary and does not want to encroach on the neighborhood more than is already happening. He requested that the commission proceed with the zoning request to avoid delays.

Chairman Wald asked about the project's timeline. Mr. Cohen said it was 2.5 years. He is hoping they can finish in 2 years, but their conservative estimate is 2.5 years. Mr. Cohen also informed Chairman Wald that the project's funds are from private fundraising.

The Commission members asked OMRF about their parking plans for employees and construction workers, including where equipment would be staged and why. They also questioned why this was not considered by the contractor before starting work, and why they did not seek the Commission's approval beforehand.

Mr. Cohen stated the parking garage is for their employees.

Melanee Clark, vice president of operations at OMRF, was sworn in and explained that they had realized they did not need that much additional parking; the parking lot was meant as a secondary location. Chairman Wald asked why this wasn't presented to the zoning commission first. She said the contractor failed, and they discovered they couldn't park in that area. They didn't want to crowd the street, which could impact community parking.

Chairman Wald further asked Ms. Clark whether the intent was to shuttle construction workers from this location to the construction site. She informed Commissioner Wald that they walk to their destination.

Commissioner Dark asked Ms. Clark if there had been any effort to discuss with the contractors who failed to consider the need to carry tools to their destination when arranging for buses. Ms. Clark said yes, and that is certainly part of their conversations. If they are successful, that adds to the project's cost. Commissioner Wald said there will be a cost either way.

The Commission tabled the rezoning request to allow OMRF to collaborate with neighborhood residents to discuss and explore possible alternative parking solutions.

Commissioner Dark mentioned that, to the extent feasible, he would like to see a very simple cost analysis of the contractors' proposals beyond using this lot, so that the neighbors and the people living in this historic neighborhood can appreciate the value of what is being asked.

Chairman Wald stated that the staff report and the written public comments are made a part of the hearing record.

Items C. 1 and C.2 were taken as a combined vote.

Tiana Douglas moved table items C.1 and C.2 until a later meeting. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Gauthe, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

Commissioner Gauthe entered the meeting at 8:21 a.m.

3. Discussion and possible action regarding CU-25-26-2 and BP-25-26-3, request by Kenneth Avey on behalf of the owners, Cody A. Wilson, Savannah Wilson, and Austin Shotts, for a conditional use permit and a building permit for construction of a one-and-a-half-story detached garage with an apartment and concrete driveway improvements at 946 NE 19th Street (Lot 1, Block 7, Lincoln Terrace Addition) in Oklahoma City:

Mr. Jones provided background information, historical context, and approval from the Historic Preservation Board for the applicant's requests for a conditional use permit and a building permit to construct a one-and-a-half-story detached garage with an apartment and concrete driveway improvements.

Tiana Douglas motioned to approve CU-25-26-2 and BP-25-26-3. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Gauthe, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

4. Emergency Rulemaking: Discussion and possible action to amend the Commission's administrative rules, OAC 120:10, Appendix A, Official Zoning Map:

Lot 9 could not be considered due to the Commission's previous action in items C.1. and C.2.

Mr. Jones informed the commission members about the following approval requests for Lot 7, Block 4, Amended Plat of State Capitol 2nd Addition (808 NE 16th Street): HC, Health Center District, which was approved on April 3, 2004, by the Capitol-Medical Zoning Commission, and approval of Lots 2 and 9, Block 2, Semper Anticus Subdivision (200 NE 23rd Street and 2311 Progress Drive): PUD, Planned Unit Development District, for the 23rd Street Armory Mixed Use PUD. This was approved by the Commission on June 28, 2024, but OMES failed to implement it, which is why it is now before them to enact what has already been approved.

Tiana Douglas moved to approve 808 NE 16th Street, Lot 7 only, to amend the commission administrative rules. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Gauthe, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

5. Permanent Rulemaking: Discussion and possible action to authorize permanent rulemaking regarding possible amendments to the Commission's administrative rules, OAC 120:10, Appendix A. Official Zoning Map:

Tiana Douglas motioned to approve 808 NE 16th Street, Lot 7 only, to authorize permanent rulemaking. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Gauthe, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

D. Miscellaneous: None.

E. Reports and possible discussion from Commissioners or Director: None.

F. Adjournment:

There being no further business, Commissioner Powers motioned to adjourn. Commissioner Douglas seconded the motion. Seeing no opposition, the meeting adjourned at 9:24 AM.