

RESOLUTION

**RESOLUTION AUTHORIZING STAFF TO NEGOTIATE THE
ACQUISITION OF PROPERTY FOR THE MAPS 3 CONVENTION
CENTER USING OKLAHOMA CITY CAPITAL IMPROVEMENT
SALES TAX FUNDS.**

WHEREAS, on December 8, 2009, the voters of The City of Oklahoma City voted to approve the levy of the Oklahoma City Capital Improvements Sales Tax; and

WHEREAS, the MAPS 3 Program includes the construction of a new convention center and is funded using the Oklahoma City Capital Improvements Sales Tax; and

WHEREAS, Section 52-23.4 of Article II of Chapter 52 of the Oklahoma City Municipal Code, 2007 as amended, provides the Oklahoma City Capital Improvement Sales Tax Fund may be expended for the purpose of providing City capital improvement, which includes the acquisition of real or personal properties and associated costs; and

WHEREAS, it is deemed necessary and advisable that The City of Oklahoma City continue the acquisition process to acquire fee simple title to the property within the designated configurations shown in Exhibit "A" attached and made part hereof for the MAPS 3 Convention Center; and

WHEREAS, the tasks necessary to acquire the property include but are not limited to obtaining an appraisal, survey, environmental assessments, title services, and negotiations with property owners.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of The City of Oklahoma City that the City Manager of The City of Oklahoma City and/or his designated staff be and are hereby authorized and directed to negotiate with the owners of property within the designated configurations for the purchase of said properties for the purpose of constructing the Oklahoma City MAPS 3 Convention Center using Oklahoma City Capital Improvement Sales Tax Funds.

RECOMMENDED by the MAPS 3 Citizens Advisory Board this 25th day of June, 2015.



**CHAIRMAN OF THE MAPS 3
CITIZEN ADVISORY BOARD**

ADOPTED by the City Council and signed by the Mayor of The City of Oklahoma City,
Oklahoma this 7th day of July, 2015.

ATTEST


CITY CLERK





REVIEWED for form and legality.


ASSISTANT MUNICIPAL COUNSELOR

Exhibit "A"

DEVELOPMENT AREAS





OKLAHOMA

CITY

OKLAHOMA CITY
CONVENTION CENTER

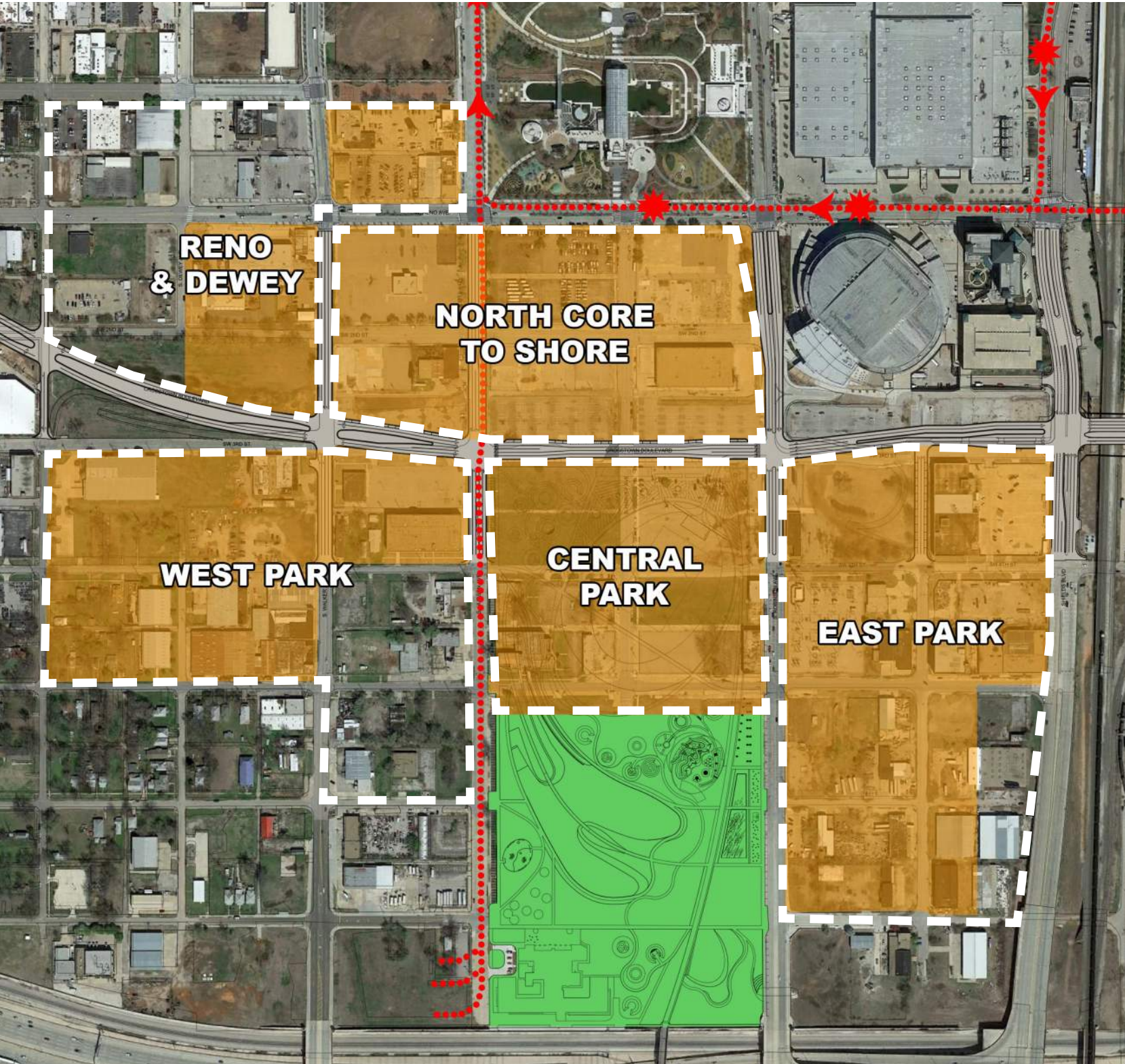
POPULOUS[®] GSB, INC.

SITE SELECTION
City Council Presentation
July 7, 2015

AGENDA

- **OVERVIEW / RECAP**
- **PARKING STUDY**
- **COST ANALYSIS**
 - **LAND EVALUATION**
 - **CONSTRUCTION COSTS**
- **SITE COMPARISONS**
- **RECOMMENDATIONS**

DEVELOPMENT AREAS



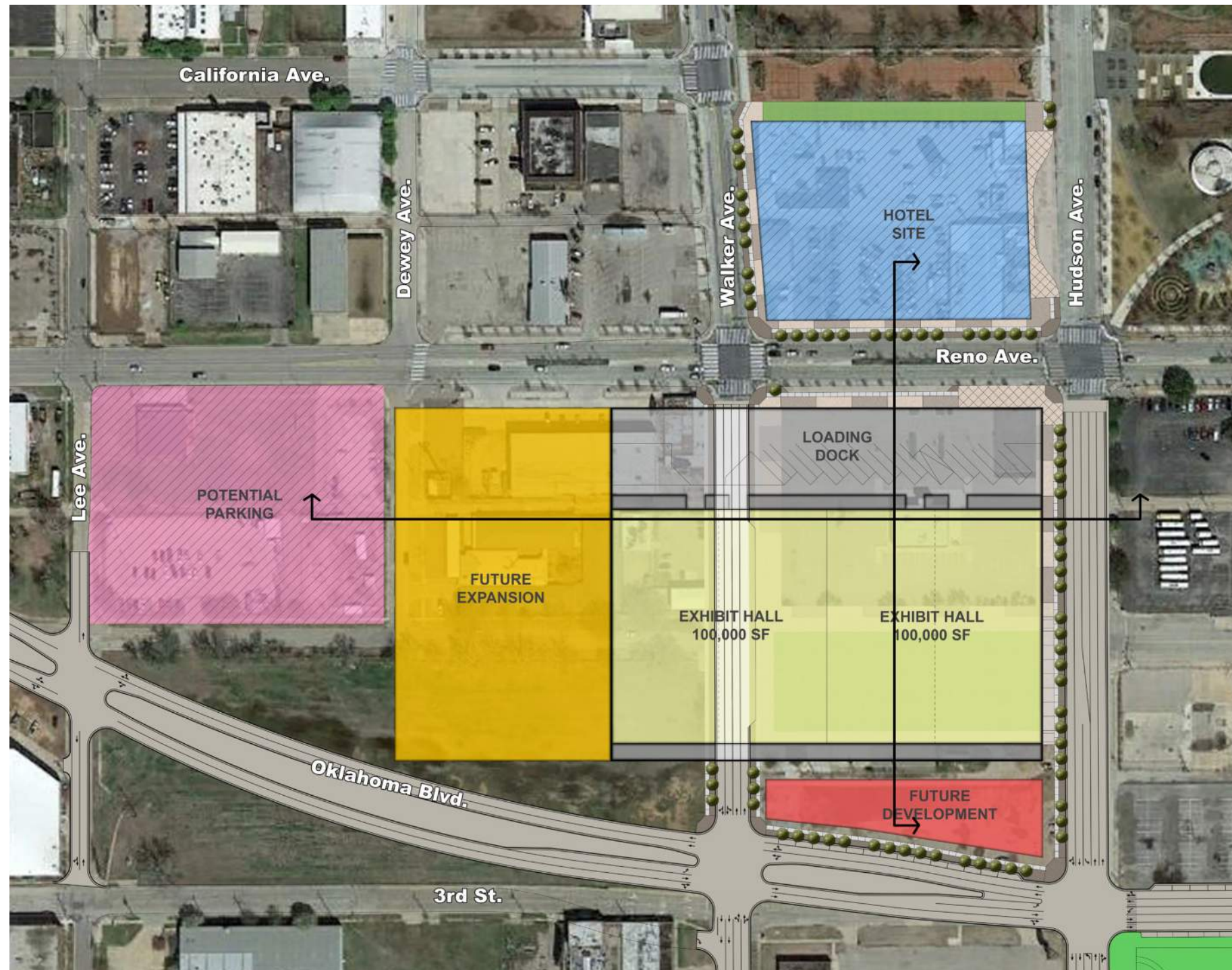
Parking Study

SITE PARKING ASSUMPTIONS:

- Goal of each site is to accommodate 2,000 parking spaces**
- 500 spaces would be dedicated solely to the Hotel**
- Hotel site would not have more than 2 below grade levels of parking and/or 4 above grade levels of parking**
- 3 levels of parking can be located above the convention center loading dock for the above grade options only**

DEVELOPMENT AREA

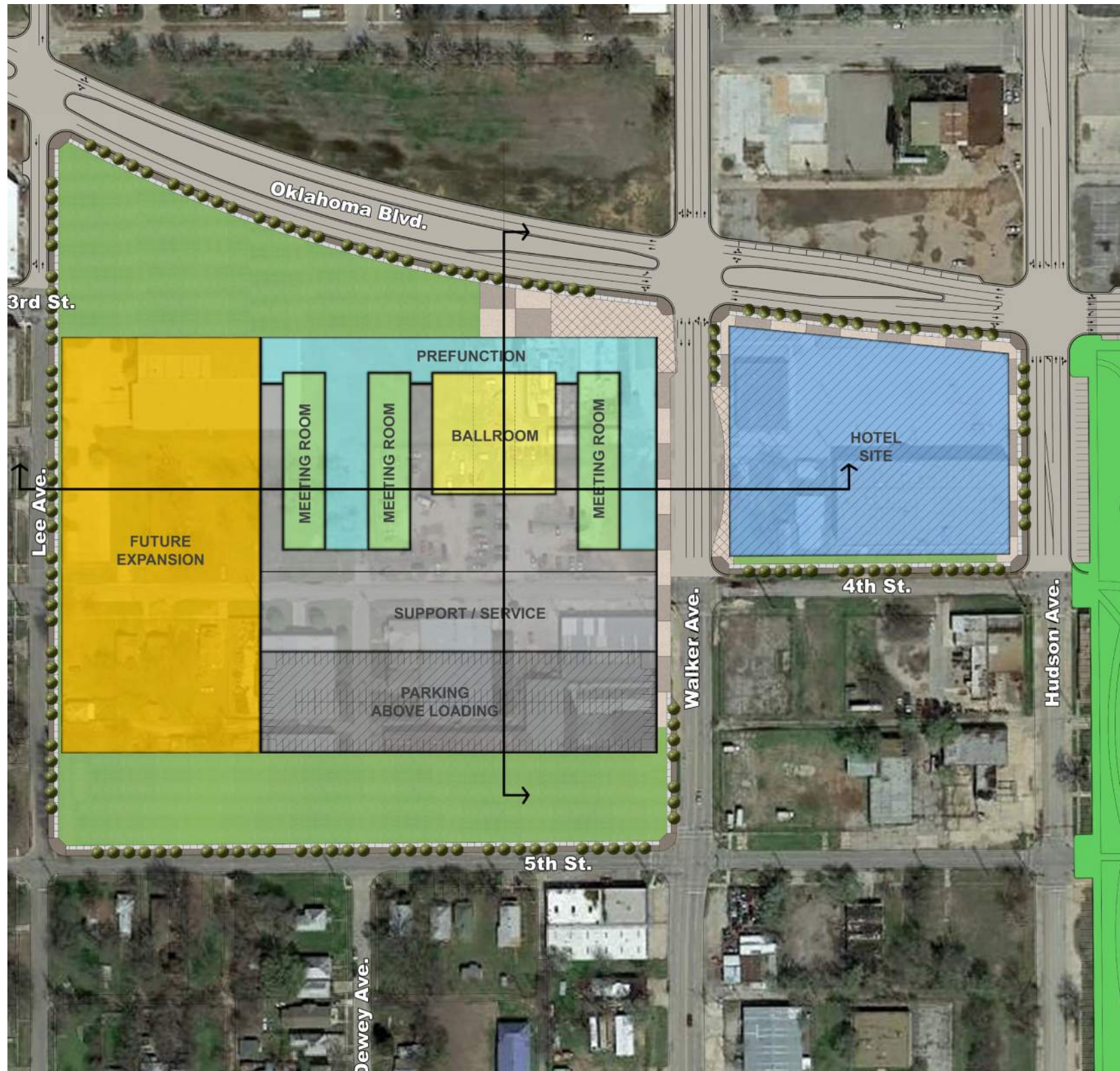
RENO AND DEWEY



- This site is a below grade option (includes no convention center parking)
- It would take 7 levels of the entire hotel site to meet the parking goal of 2,000 spaces (not feasible)
- Additional land area would be required to meet the parking goal (potential land that could be acquired shown in pink)

DEVELOPMENT AREA

WEST PARK



- This site is an above grade option (includes parking above the loading dock)
- It would take 4 levels of the entire hotel site and 3 levels of the parking above the loading dock to meet the parking goal of 2,000 spaces

DEVELOPMENT AREA

EAST PARK 1

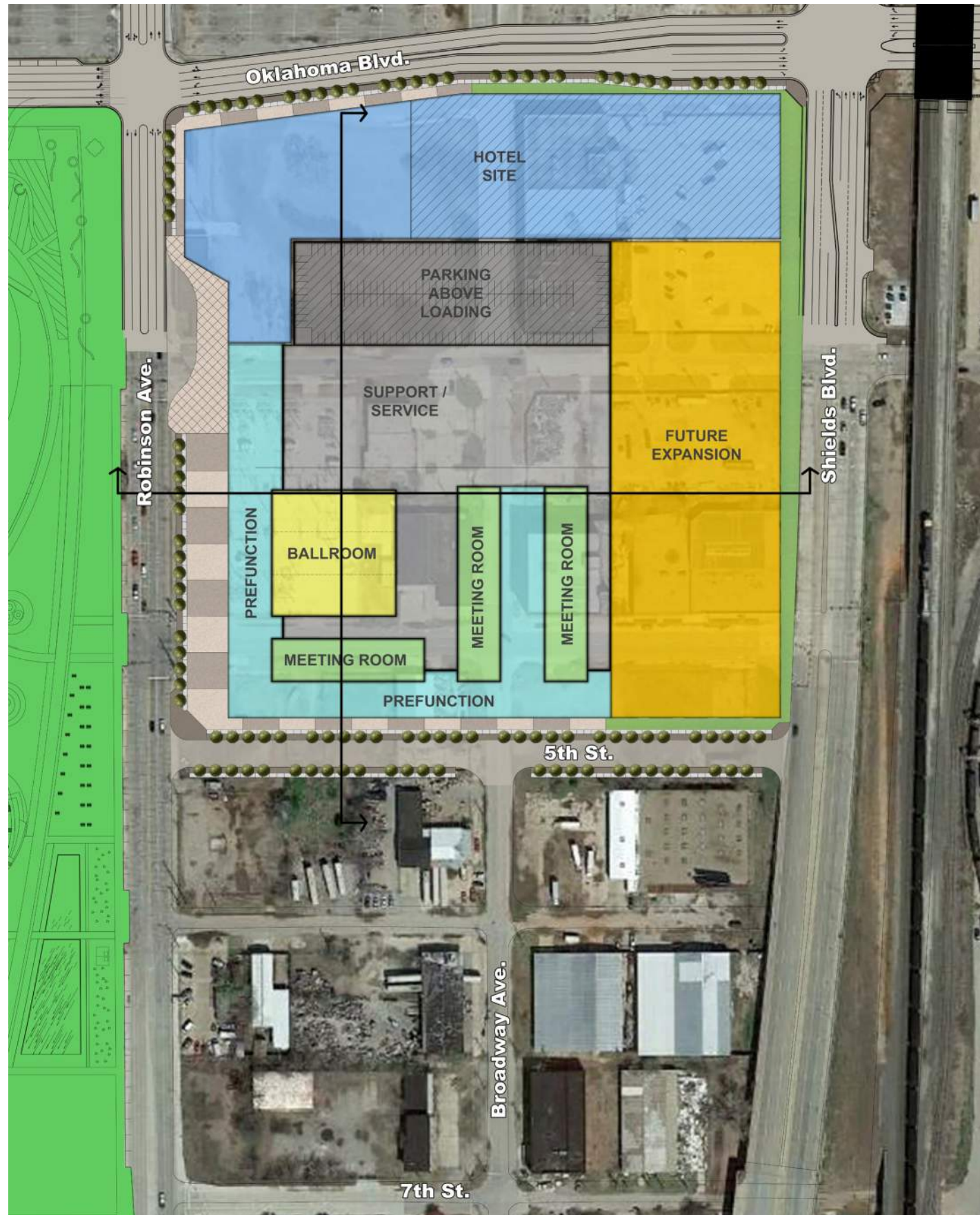


- This site is an above grade option (includes parking above the loading dock)

- It would take 4 levels of the entire hotel site and 3 levels of the parking above the loading dock to meet the parking goal of 2,000 spaces

DEVELOPMENT AREA

EAST PARK 3

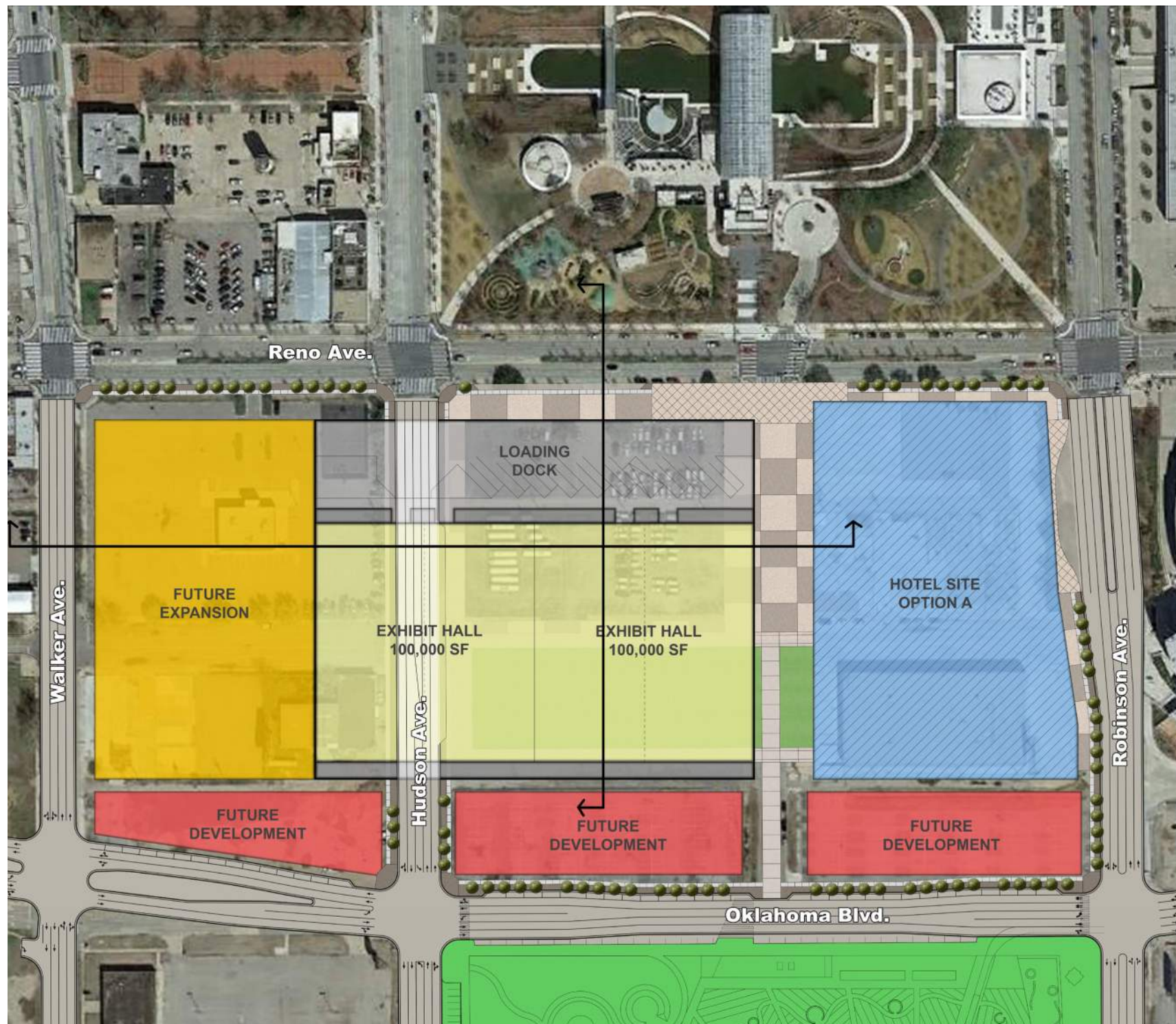


- This site is an above grade option (includes parking above the loading dock)

- It would take 5 levels of the hatched hotel site and 3 levels of the parking above the loading dock to meet the parking goal of 2,000 spaces

DEVELOPMENT AREA

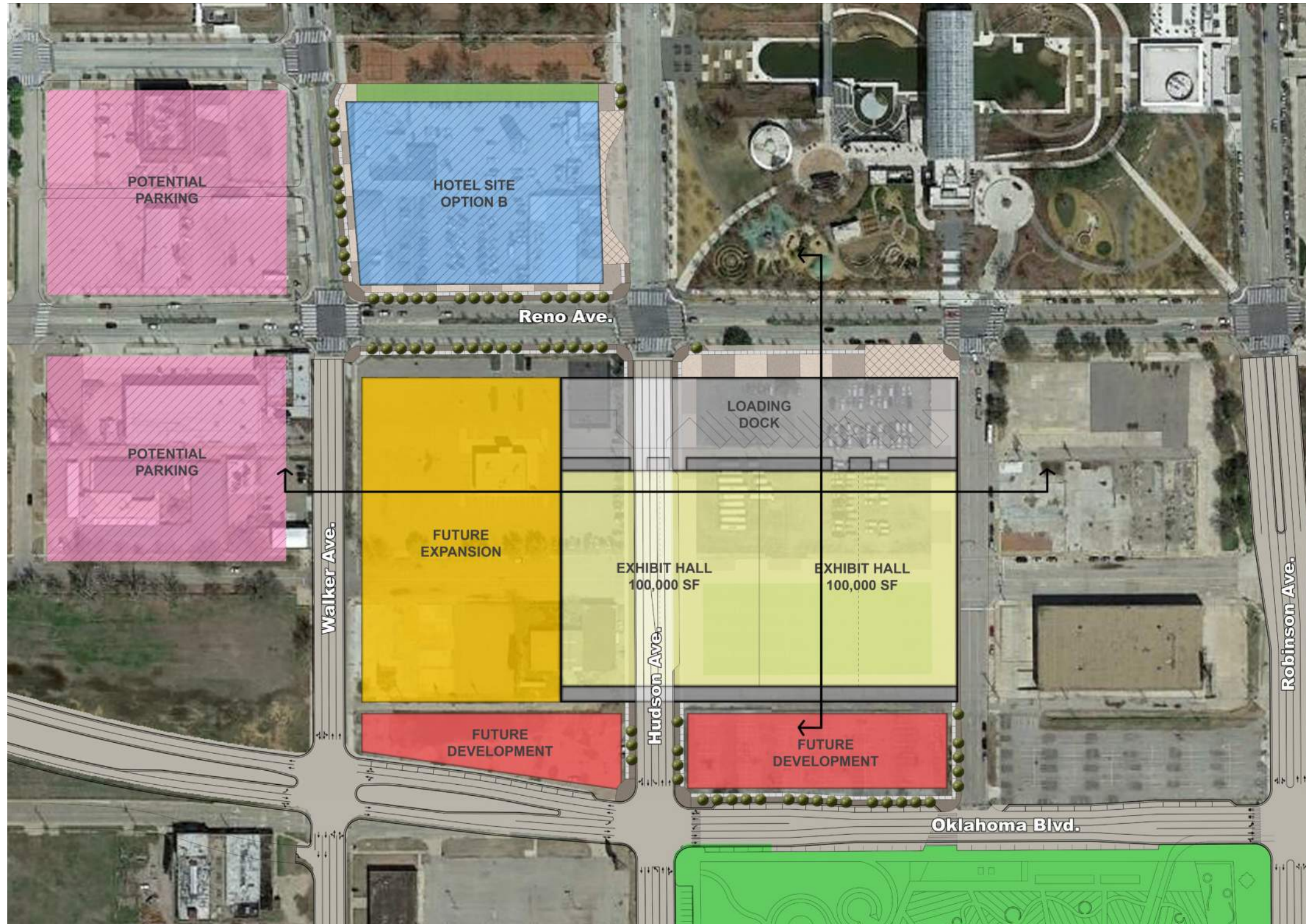
NORTH CORE TO SHORE - HOTEL SITE A



- This site is a below grade option (includes no convention center parking)
- It would take 4 levels of the entire hotel site to meet the parking goal of 2,000 spaces

DEVELOPMENT AREA

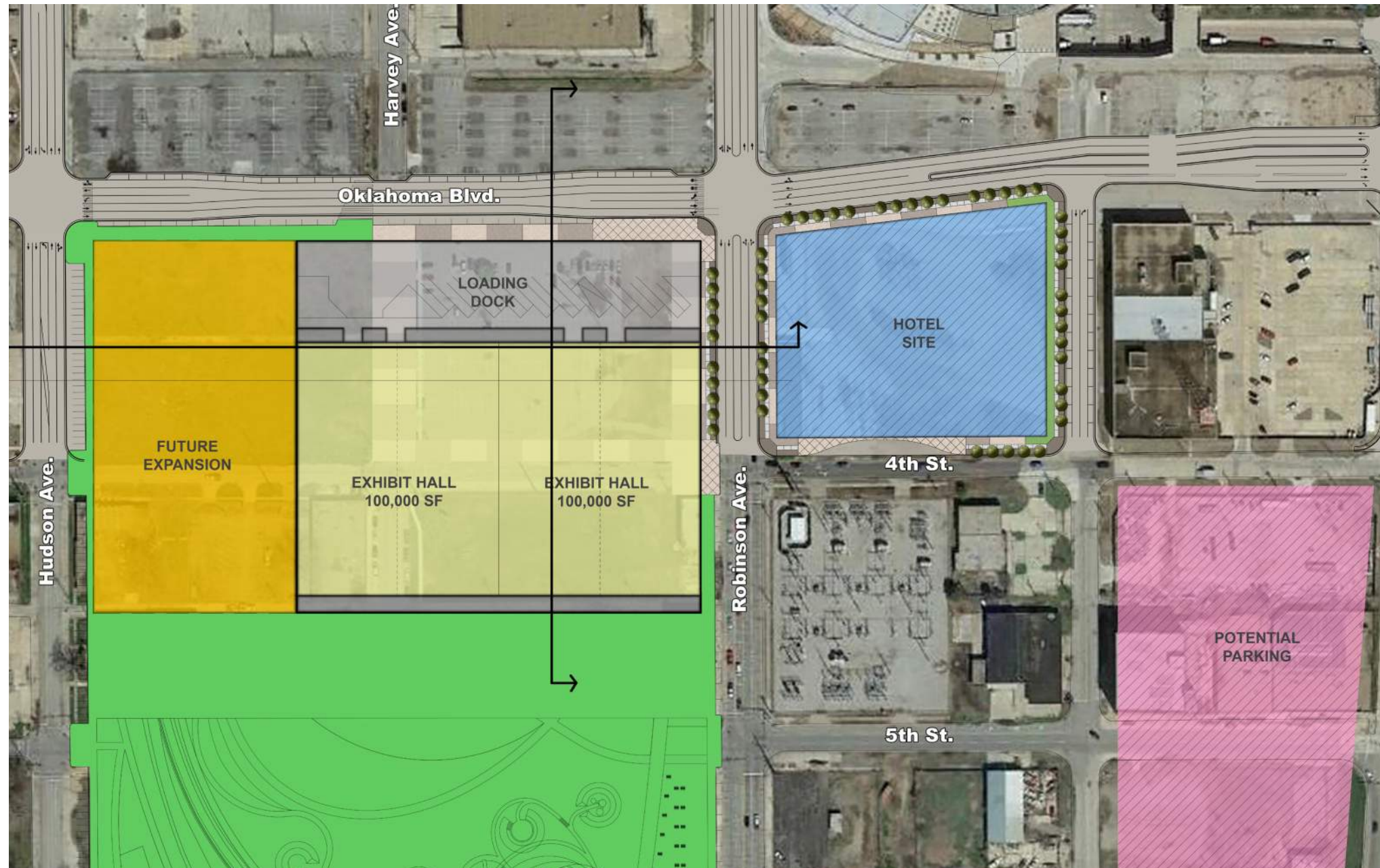
NORTH CORE TO SHORE - HOTEL SITE B



- This site is a below grade option (includes no convention center parking)
- It would take 7 levels of the entire hotel site to meet the parking goal of 2,000 spaces (not feasible)
- Additional land area would be required to meet the parking goal (potential land that could be acquired shown in pink)

DEVELOPMENT AREA

CENTRAL PARK



- This site is a below grade option (includes no convention center parking)
- It would take 7 levels of the entire hotel site to meet the parking goal of 2,000 spaces (not feasible)
- Additional land area would be required to meet the parking goal (potential land that could be acquired shown in pink)

Cost Analysis

DEVELOPMENT AREAS

Cost Factors

Preliminary Costs

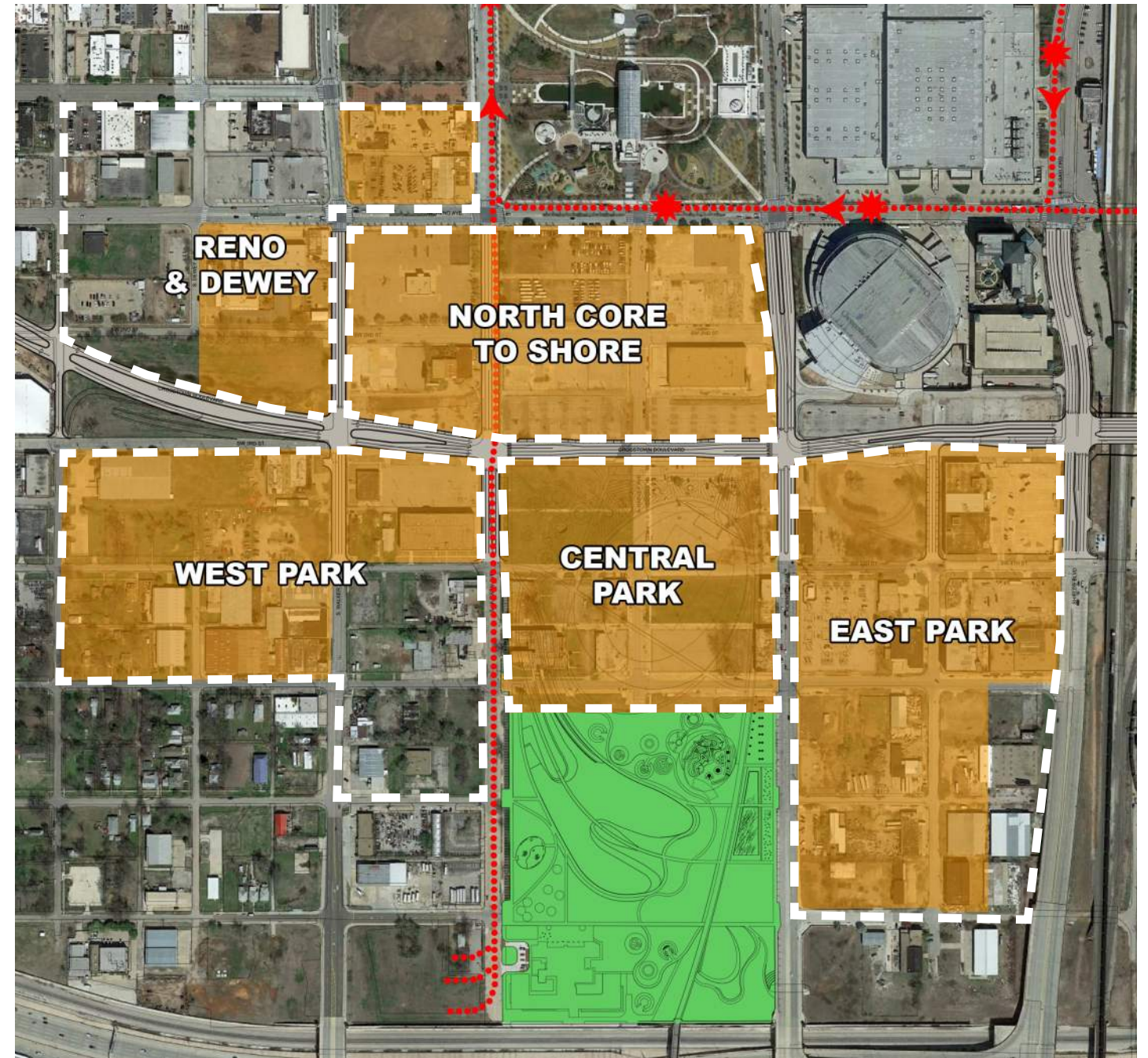
- Total cost of Land Acquisition
- Total cost of Site Demolition

Building Costs

- Total cost of utility relocation / removal
- Total cost of site development
 - includes landscape / hardscape
 - any road reconstruction
- Total cost of building construction
 - whether the building is above or below grade

Overall Cost

- The sum of Preliminary Costs and Building Costs



DEVELOPMENT AREA

RENO AND DEWEY

	LAND EVALUATION				
	Total Parcels in Acquisition Area	Number of Parcels to be Acquired in Acquisition Area	Number of Property Owners in Acquisition Area	Estimate Number of Relocations in Acquisition Area	Estimate Number of Billboards and Cell Towers in Acquisition Area
Reno & Dewey	8	8	7	4	2-BB; 1-CT
West Park	42	42	21	15	0
East Park 1	27	25	20	12	1-BB
East Park 3	11	10	9	3	0
North Core to Shore Site A	5	5	2	1	1-BB
North Core to Shore Site B	5	5	2	1	1-BB
Central Park	5	1	2	0	0

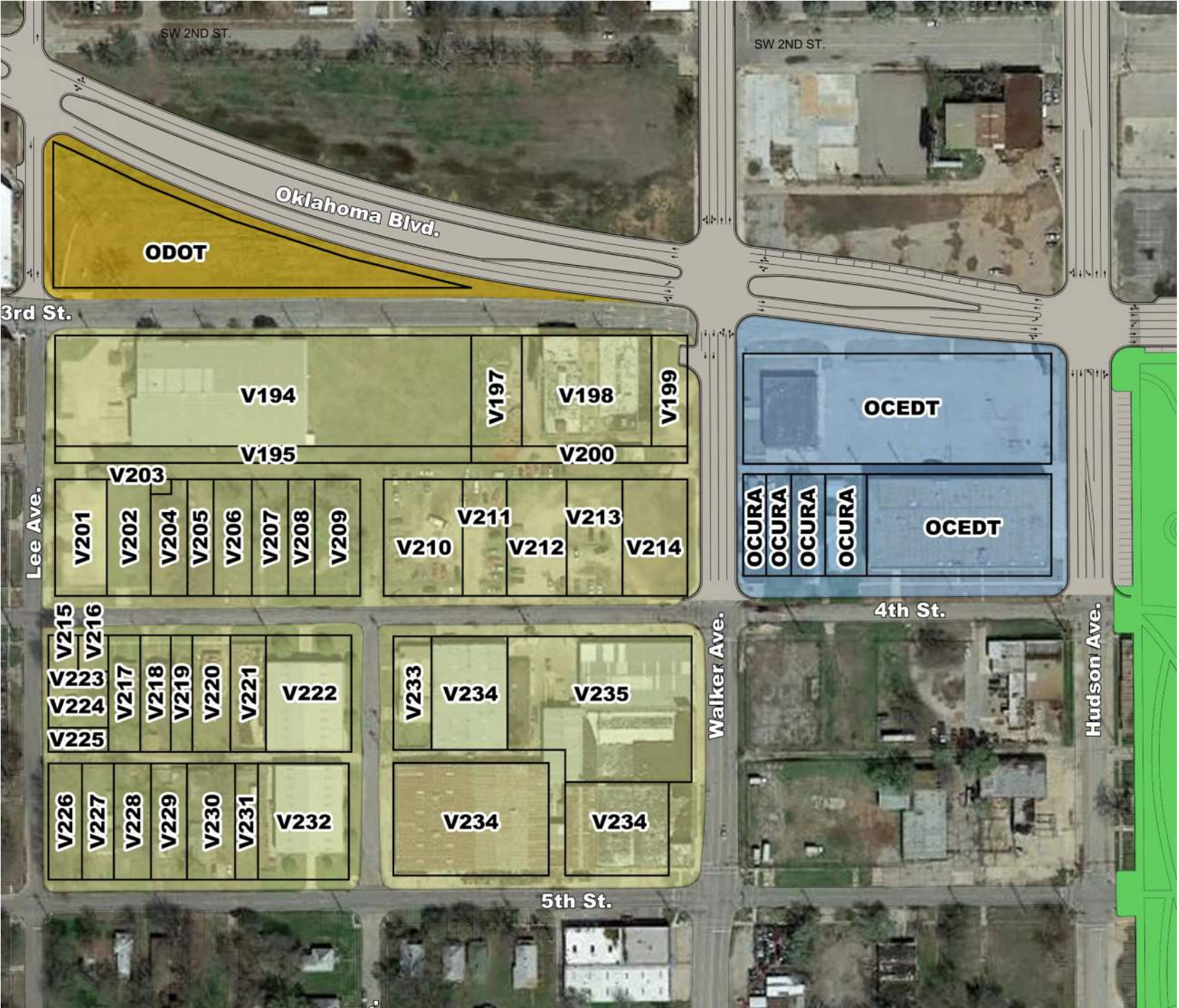


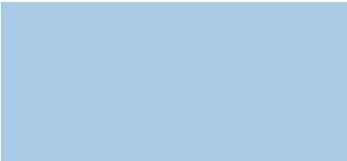
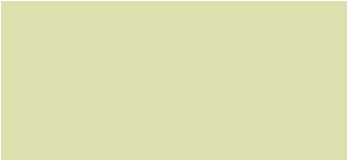

- PROPERTY TO BE ACQUIRED FOR THE HOTEL, PART OF A SEPARATE ACQUISITION
- PROPERTY TO BE ACQUIRED FOR THE CONVENTION CENTER
- PROPERTY TO BE ACQUIRED FROM ODOT FOR THE CONVENTION CENTER
- PROPERTY TO BE ACQUIRED FROM OG&E FOR THE CONVENTION CENTER
- CITY / PUBLIC TRUST PROPERTY

DEVELOPMENT AREA

WEST PARK

	LAND EVALUATION				
	Total Parcels in Acquisition Area	Number of Parcels to be Acquired in Acquisition Area	Number of Property Owners in Acquisition Area	Estimate Number of Relocations in Acquisition Area	Estimate Number of Billboards and Cell Towers in Acquisition Area
Reno & Dewey	8	8	7	4	2-BB; 1-CT
West Park	42	42	21	15	0
East Park 1	27	25	20	12	1-BB
East Park 3	11	10	9	3	0
North Core to Shore Site A	5	5	2	1	1-BB
North Core to Shore Site B	5	5	2	1	1-BB
Central Park	5	1	2	0	0

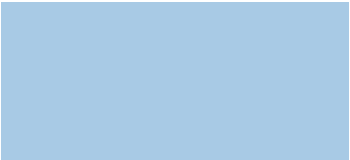


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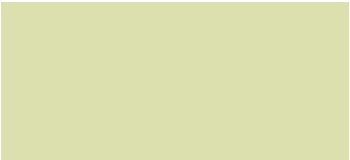
DEVELOPMENT AREA

EAST PARK 1

	LAND EVALUATION				
	Total Parcels in Acquisition Area	Number of Parcels to be Acquired in Acquisition Area	Number of Property Owners in Acquisition Area	Estimate Number of Relocations in Acquisition Area	Estimate Number of Billboards and Cell Towers in Acquisition Area
Reno & Dewey	8	8	7	4	2-BB; 1-CT
West Park	42	42	21	15	0
East Park 1	27	25	20	12	1-BB
East Park 3	11	10	9	3	0
North Core to Shore Site A	5	5	2	1	1-BB
North Core to Shore Site B	5	5	2	1	1-BB
Central Park	5	1	2	0	0



PROPERTY TO BE ACQUIRED FOR THE HOTEL, PART OF A SEPARATE ACQUISITION



PROPERTY TO BE ACQUIRED FOR THE CONVENTION CENTER



PROPERTY TO BE ACQUIRED FROM ODOT FOR THE CONVENTION CENTER



PROPERTY TO BE ACQUIRED FROM OG&E FOR THE CONVENTION CENTER

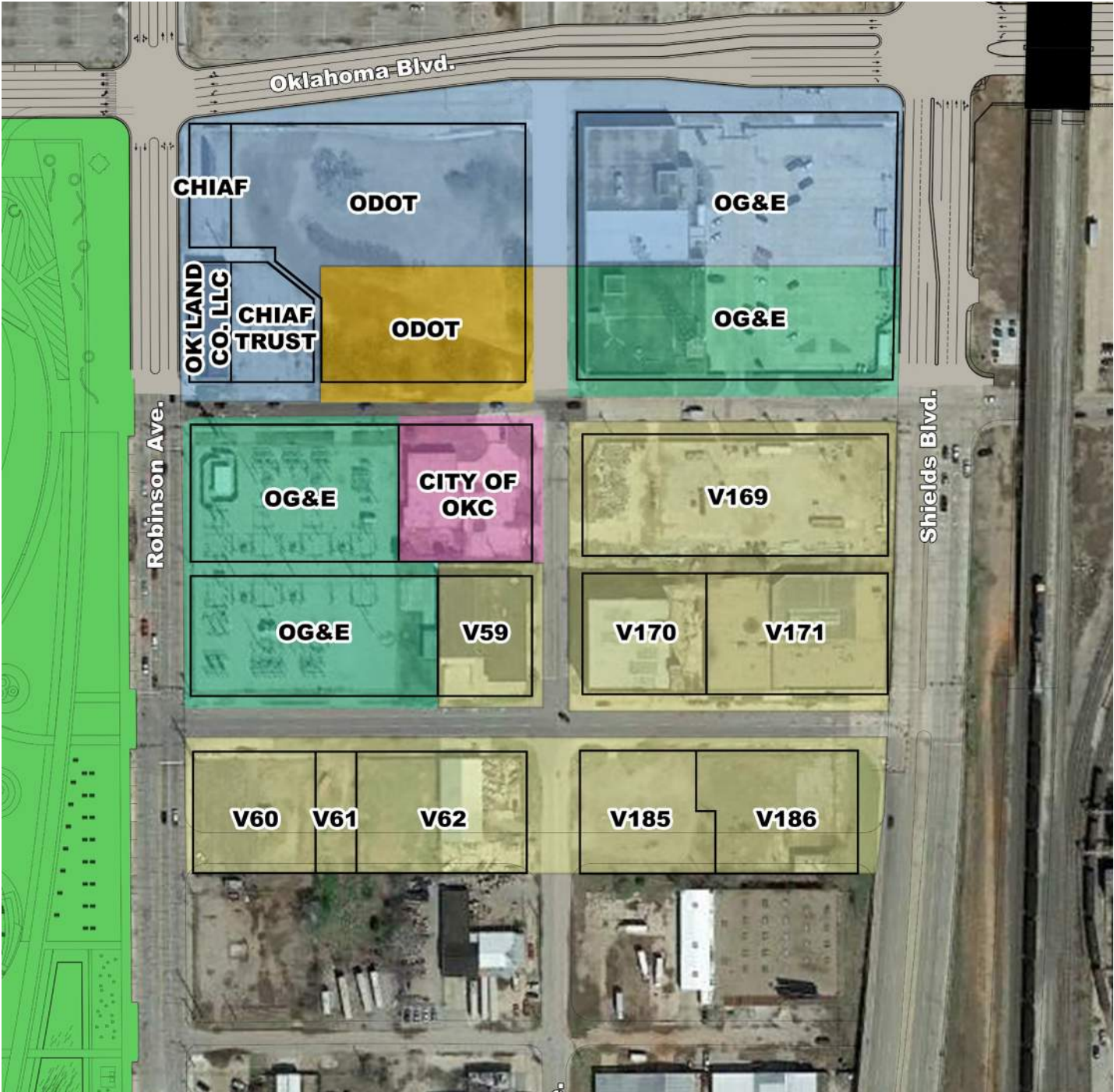


CITY / PUBLIC TRUST PROPERTY

DEVELOPMENT AREA

EAST PARK 3

	LAND EVALUATION				
	Total Parcels in Acquisition Area	Number of Parcels to be Acquired in Acquisition Area	Number of Property Owners in Acquisition Area	Estimate Number of Relocations in Acquisition Area	Estimate Number of Billboards and Cell Towers in Acquisition Area
Reno & Dewey	8	8	7	4	2-BB; 1-CT
West Park	42	42	21	15	0
East Park 1	27	25	20	12	1-BB
East Park 3	11	10	9	3	0
North Core to Shore Site A	5	5	2	1	1-BB
North Core to Shore Site B	5	5	2	1	1-BB
Central Park	5	1	2	0	0

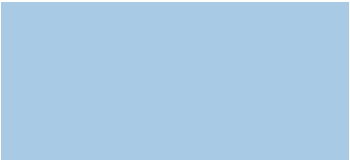


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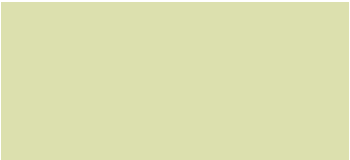
DEVELOPMENT AREA

NORTH CORE TO SHORE - A & B

	LAND EVALUATION				
	Total Parcels in Acquisition Area	Number of Parcels to be Acquired in Acquisition Area	Number of Property Owners in Acquisition Area	Estimate Number of Relocations in Acquisition Area	Estimate Number of Billboards and Cell Towers in Acquisition Area
Reno & Dewey	8	8	7	4	2-BB; 1-CT
West Park	42	42	21	15	0
East Park 1	27	25	20	12	1-BB
East Park 3	11	10	9	3	0
North Core to Shore Site A	5	5	2	1	1-BB
North Core to Shore Site B	5	5	2	1	1-BB
Central Park	5	1	2	0	0



PROPERTY TO BE ACQUIRED FOR THE HOTEL, PART OF A SEPARATE ACQUISITION



PROPERTY TO BE ACQUIRED FOR THE CONVENTION CENTER



PROPERTY TO BE ACQUIRED FROM ODOT FOR THE CONVENTION CENTER



PROPERTY TO BE ACQUIRED FROM OG&E FOR THE CONVENTION CENTER

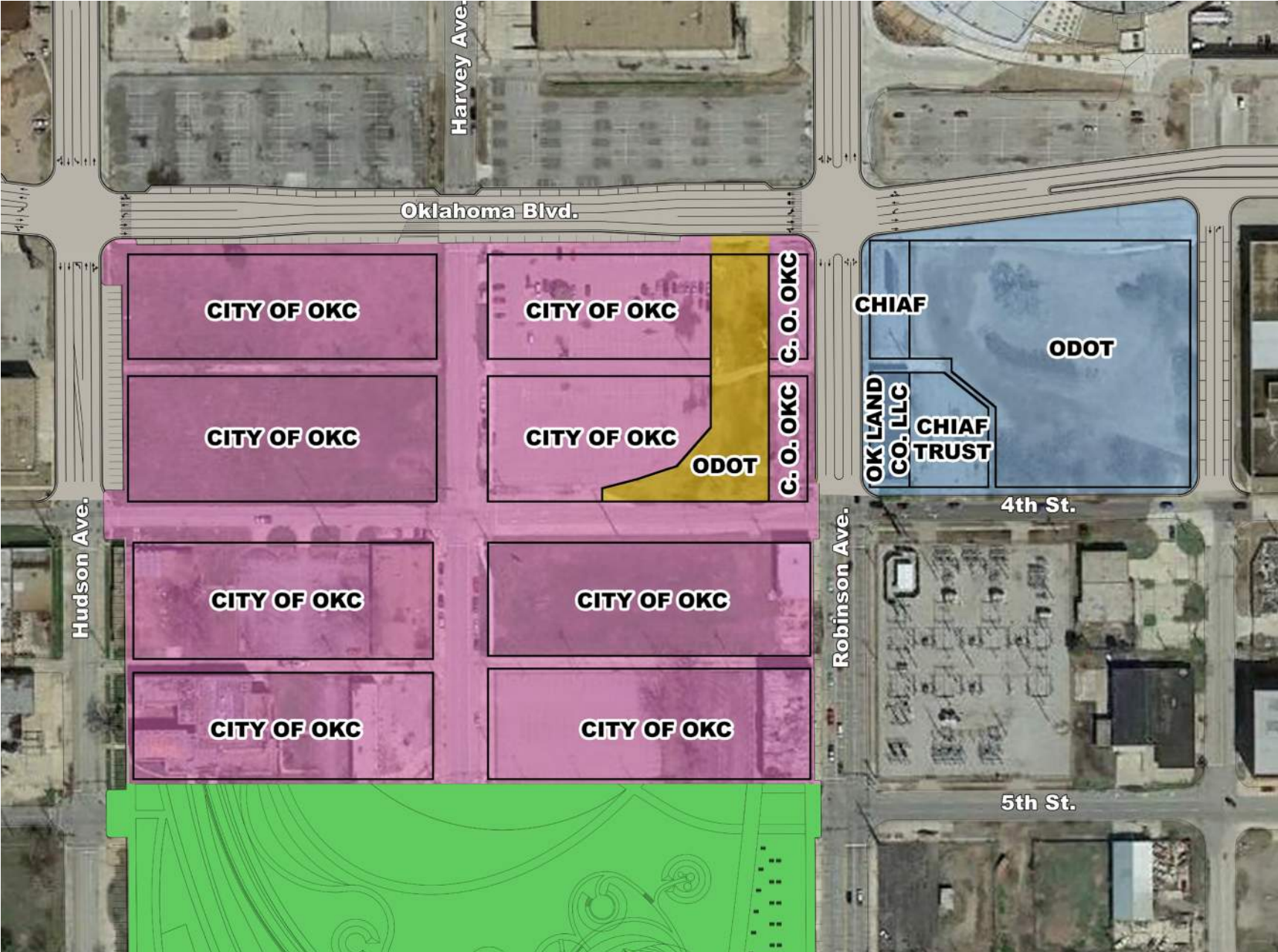


CITY / PUBLIC TRUST PROPERTY

DEVELOPMENT AREA

CENTRAL PARK

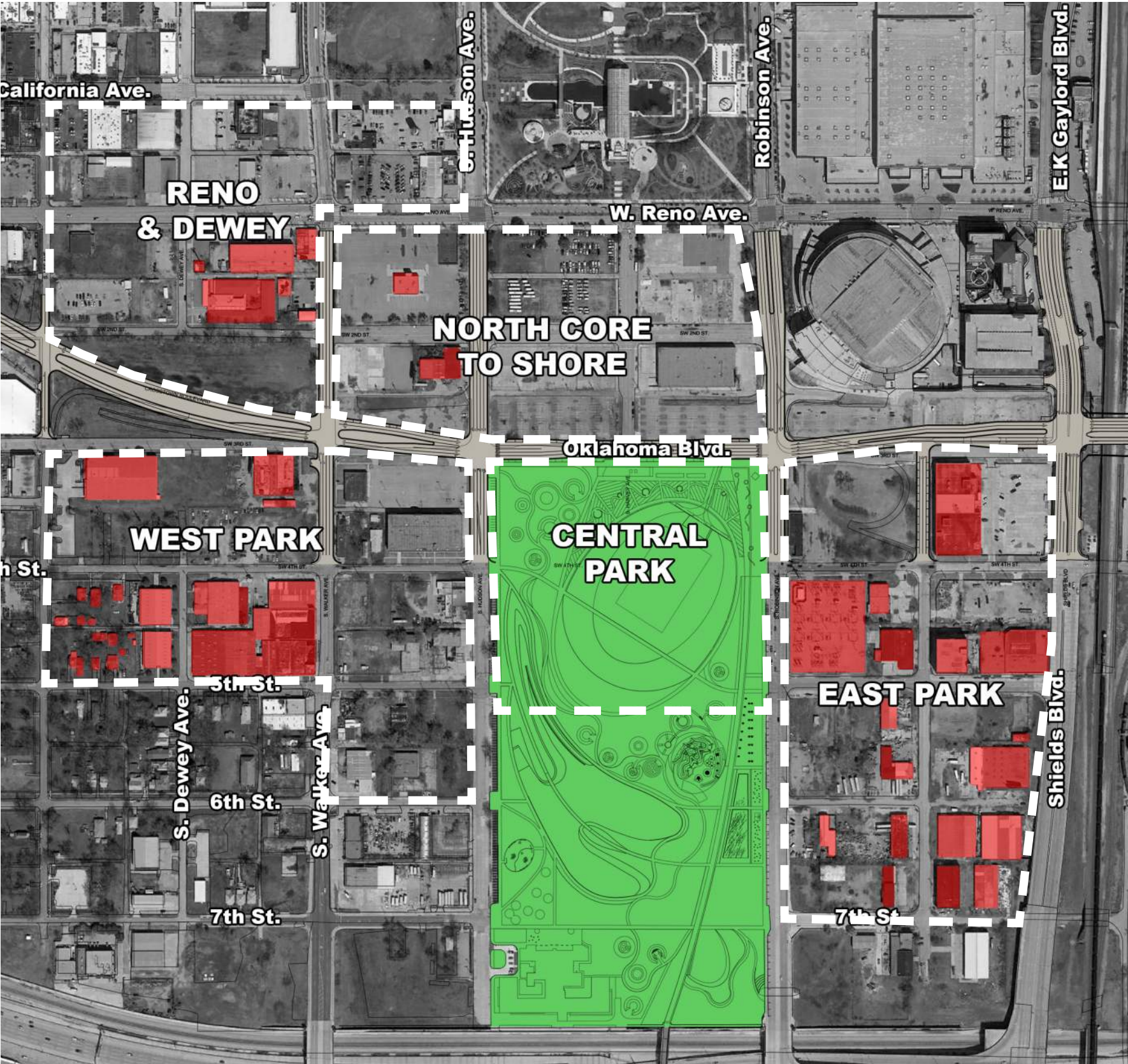
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	Total Parcels in Acquisition Area	Number of Parcels to be Acquired in Acquisition Area	Number of Property Owners in Acquisition Area	Estimate Number of Relocations in Acquisition Area	Estimate Number of Billboards and Cell Towers in Acquisition Area
Reno & Dewey	8	8	7	4	2-BB; 1-CT
West Park	42	42	21	15	0
East Park 1	27	25	20	12	1-BB
East Park 3	11	10	9	3	0
North Core to Shore Site A	5	5	2	1	1-BB
North Core to Shore Site B	5	5	2	1	1-BB
Central Park	5	1	2	0	0



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DEVELOPMENT AREAS

DEMOLITION

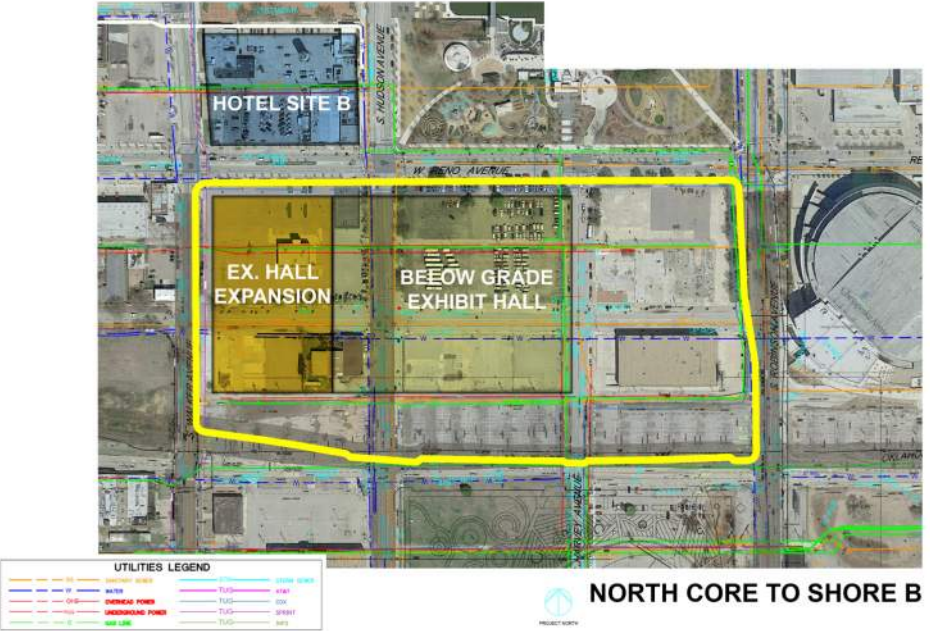
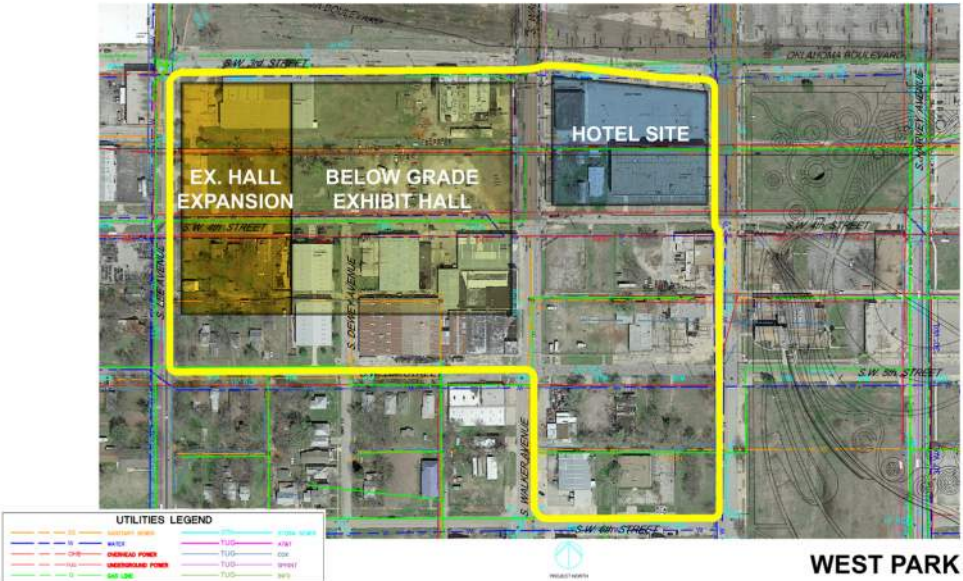
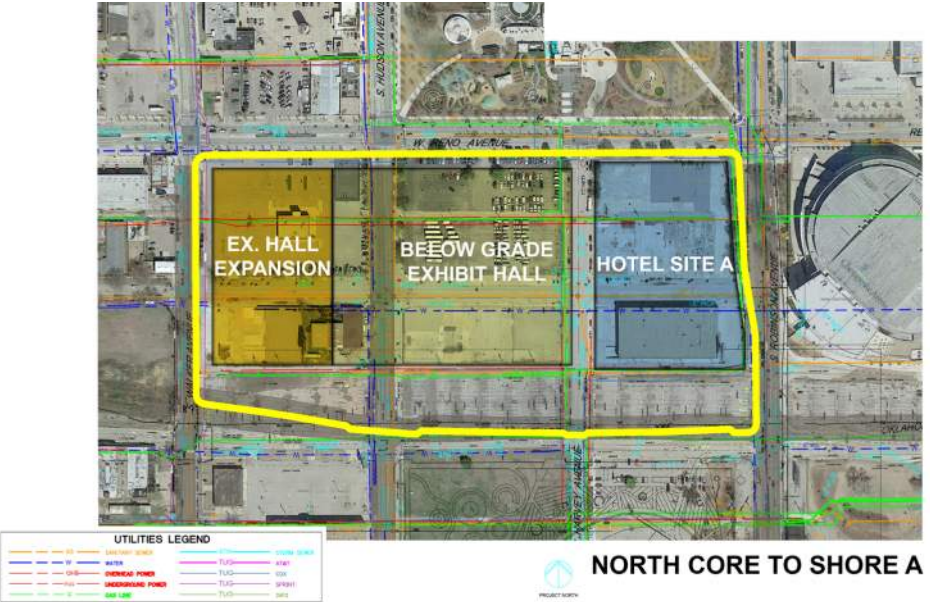
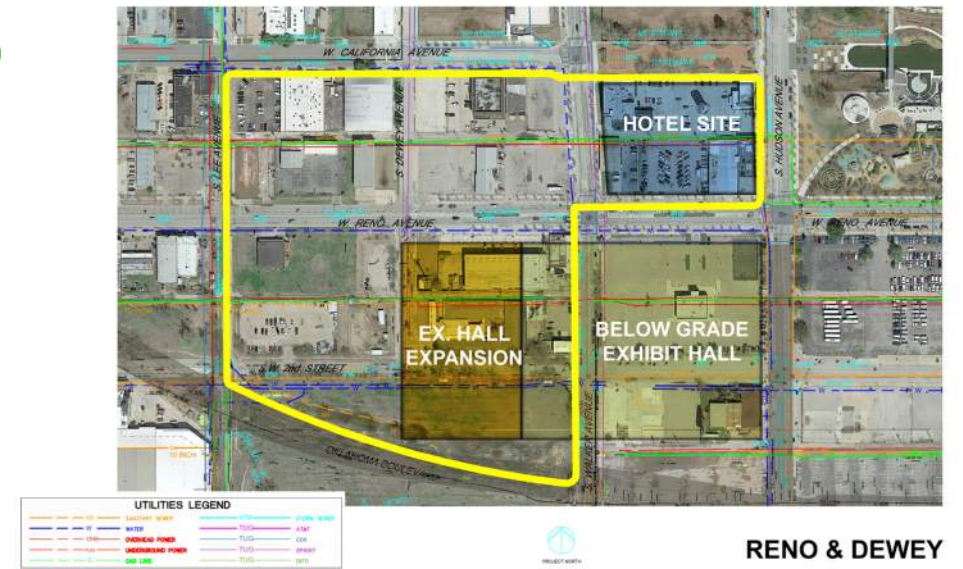


	Total Cost of Site Demolition
Reno & Dewey	\$495,218
West Park	\$2,204,847
East Park 1	\$1,272,936
East Park 3	\$1,816,551
North Core to Shore Site A	\$428,533
North Core to Shore Site B	\$428,533
Central Park	\$236,917

DEVELOPMENT AREAS

UTILITIES

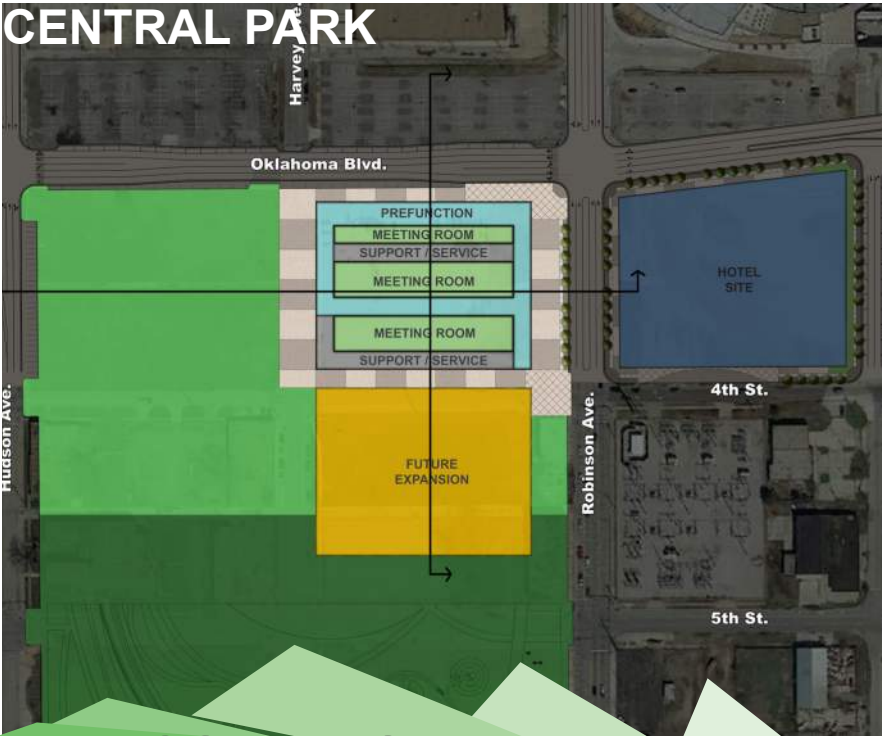
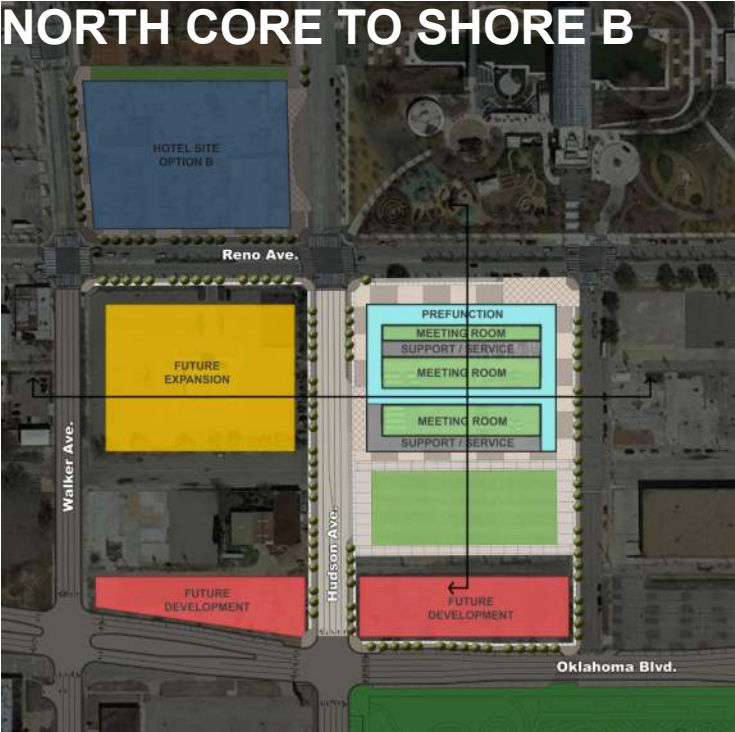
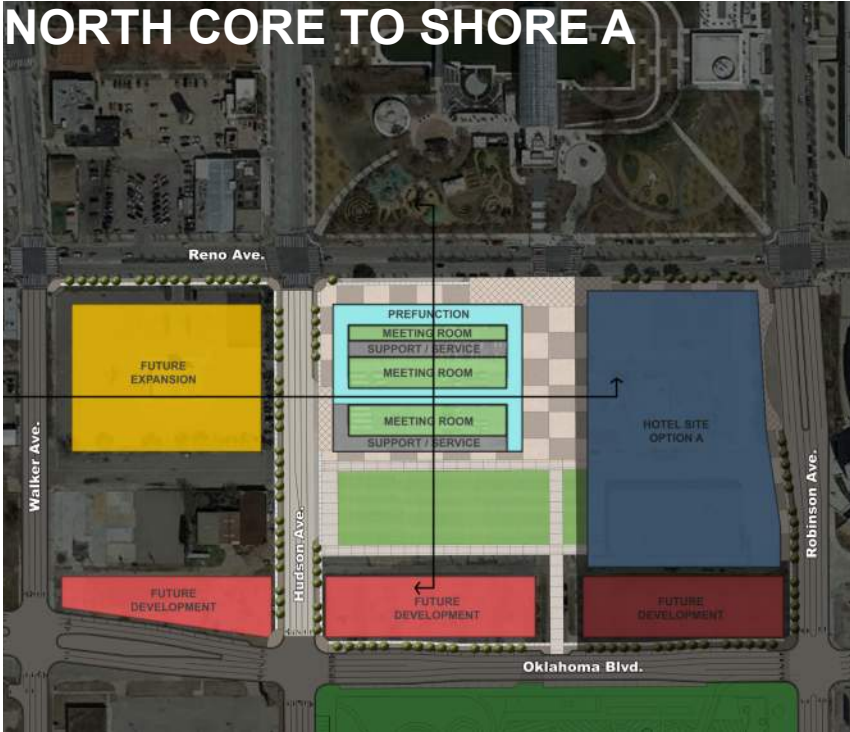
	Total Cost of Utility Relocation / Removal
Reno & Dewey	\$2,049,810
West Park	\$2,270,689
East Park 1	\$1,069,222
East Park 3	\$869,445
North Core to Shore Site A	\$1,105,800
North Core to Shore Site B	\$1,277,438
Central Park	\$2,051,217



DEVELOPMENT AREAS

SITE DEVELOPMENT

	Total Cost of Site Development
Reno & Dewey	\$4,492,896
West Park	\$6,045,602
East Park 1	\$5,486,933
East Park 3	\$6,006,069
North Core to Shore Site A	\$8,132,518
North Core to Shore Site B	\$3,529,556
Central Park	\$2,444,437



COST SUMMARY

	PRELIMINARY COSTS		
	Total Cost of Land Acquisition	Total Cost of Site Demolition	Sub-Total of Preliminary Costs
Reno & Dewey	\$	\$495,218	\$495,218
West Park	\$	\$2,204,847	\$2,204,847
East Park 1	\$	\$1,272,936	\$1,272,936
East Park 3	\$	\$1,816,551	\$1,816,551
North Core to Shore Site A	\$	\$428,533	\$428,533
North Core to Shore Site B	\$	\$428,533	\$428,533
Central Park	\$	\$236,917	\$236,917

	BUILDING COSTS			
	Total Cost of Utility Relocation / Removal	Total Cost of Site Development	Total Cost of Building Construction	Sub-Total of Building Costs
Reno & Dewey	\$2,049,810	\$4,492,896	\$218,957,294	\$225,500,000
West Park	\$2,270,689	\$6,045,602	\$202,993,000	\$211,309,291
East Park 1	\$1,069,222	\$5,486,933	\$202,993,000	\$209,549,155
East Park 3	\$869,445	\$6,006,069	\$202,993,000	\$209,868,514
North Core to Shore Site A	\$1,105,800	\$8,132,518	\$216,261,682	\$225,500,000
North Core to Shore Site B	\$1,277,438	\$3,529,556	\$220,693,006	\$225,500,000
Central Park	\$2,051,217	\$2,444,437	\$221,004,346	\$225,500,000

COST SUMMARY

	Overall Cost				
	Sub-Total of Preliminary Costs*	Sub-Total of Building Costs	Overall Cost *	Miscellaneous Additional Costs	Grand Total *
Reno & Dewey	\$495,218	\$225,500,000	\$225,995,218	\$0	\$225,995,218
West Park	\$2,204,847	\$211,309,291	\$213,514,138	\$0	\$213,514,138
East Park 1	\$1,272,936	\$209,549,155	\$210,822,091	\$35,000,000	\$245,822,091
East Park 3	\$1,816,551	\$209,868,514	\$211,685,065	\$35,000,000	\$246,685,065
North Core to Shore Site A	\$428,533	\$225,500,000	\$225,928,533	\$0	\$225,928,533
North Core to Shore Site B	\$428,533	\$225,500,000	\$225,928,533	\$0	\$225,928,533
Central Park **	\$236,917	\$225,500,000	\$225,736,917	\$13,510,358	\$239,247,275

Notes: - \$35,000,000 is the estimated cost for the relocation of the existing electrical substation for East Park 1 and 3.
 - \$2,518,600 is the estimated cost for additional structural capacity to support extensive landscaping above the exhibit hall for Central Park.
 - Central Park has paid relocation costs of \$51,293, design costs of \$2,396,981, and property acquisition costs of \$8,543,484, totaling \$10,991,758.

***Land Acquisition not included**

****Locating Convention Center in Central Park will require city to acquire to purchase additional land for the park, the cost of which is not included above.**

Site Comparisons

SITE COMPARISONS

Oklahoma City Convention Center Site Comparison				
Development Area	Building Characteristics	+ Positives	- Negatives	Hotel Developer Feedback
RENO & DEWEY	Below grade Construction Provides a 360 degree building with views in all directions Walker Ave. would run above the below grade exhibit halls Direct vehicle access from Blvd Temporary closure to Walker Street for reconstruction over exhibit halls	Adjacent to Myriad Gardens and very close to Central Park Some existing design work can be transferred (cost savings) Creates an anchor on the western edge of Downtown May help spur development in Film Row and activate development along Boulevard Hotel location adjacent to Myriad Gardens Compatible with existing planning initiatives Convention Center and Hotel both located on the Streetcar route	Maintaining buildable development parcels along Boulevard poses challenge Many buildings required to be demolished Requires additional land to meet parking goal	Location west of Myriad Gardens makes this a good hotel location Closer to CBD, but farther from Chesapeake Arena
WEST PARK	Above grade construction Building fronts the new Blvd Direct vehicle access from Blvd	Very close to Central Park Hotel location adjacent to Central Park Creates an anchor on the western edge of Downtown, west of Central Park May be a catalyst for west park development in the future Can meet parking goal	Farthest to the Convention quality hotels, CBD, and Bricktown Farthest from a streetcar stop Incompatible with existing planning initiatives This development area has best potential for mixed-use / residential neighborhoods CC and Hotel would spur different intensity and type of complementary uses Affects circulation and street grid Large quantity of buildings required to be demolished Park designed to complement mixed use and residential uses on west	Least preferred site location from all of the hotel developers Hotel too far away from the downtown area
EAST PARK 1	Above grade construction Building fronts the new park Direct vehicle access from Blvd, Robinson and Shields Requires relocation of Broadway Ave. to the east	Creates an anchor on the southern edge of Downtown, east of Central Park Creates civic gateway into downtown and activity node Adjacent to Chesapeake Arena for plenary uses Adjacent to Central Park Compatible with existing planning initiatives Hotel location adjacent to Central Park and across from Chesapeake Arena Complements design of Central Park Fills in development in challenging area Development area suitable to type and intensity of complementary uses Can meet parking goal	Limits the opportunity for development fronting the eastern side of the new park Electrical substation and infrastructure needs to be relocated Timing of relocation of substation could negatively impact schedule Large quantity of buildings required to be demolished Two blocks from a streetcar stop	Location of hotel just south of Chesapeake Arena makes this a very good location Slightly preferred due to its proximity to the Arena, CBD, and Bricktown
EAST PARK 3	Above grade construction Building fronts the new park Direct vehicle access from Blvd, Robinson and Shields Requires relocation of 5th street to the south	Provides the most opportunity for development fronting the new park More compact design allows complementary uses and developable land to south Creates civic gateway into downtown and activity node Adjacent to Chesapeake Arena for plenary uses Adjacent to Central Park Compatible with existing planning initiatives Hotel location adjacent to Central Park and across from Chesapeake Arena Complements design of Central Park Fills in development in challenging area Street grid not as critical to maintain in this area Can meet parking goal	Electrical substation and infrastructure needs to be relocated Timing of relocation of substation could negatively impact schedule Large quantity of buildings required to be demolished Two blocks from a streetcar stop	Location of hotel just south of Chesapeake Arena makes this a very good location Slightly preferred due to its proximity to the Arena, CBD, and Bricktown
NORTH CORE TO SHORE	Below grade construction Provides a 360 degree building with views in all directions Hudson Ave. would run above the below grade exhibit halls Direct vehicle access from Blvd and Reno Temporary closure to Hudson Street for reconstruction over exhibit halls	Closest to the Convention quality hotels, CBD, and Bricktown Fills in land between major civic spaces Adjacent to Chesapeake Arena for plenary uses Hotel location adjacent to Myriad Gardens Activates garden and park Compatible with existing planning initiatives Maintains the north / south connection between Myriad Gardens and Central Park Very few buildings required to be demolished Convention Center and Hotel both located on the Streetcar route Can meet parking goal with hotel location A	Trade-off between significant private development or substantial civic investment Requires additional land to meet parking goal with hotel location B	Prefer to be adjacent to Chesapeake Arena Site A most preferred site location from all of the hotel developers Site A closest location to CBD, Arena, Myriad Gardens, Central Park and the Blvd. Site B location west of Myriad Gardens makes this a good hotel location Site B is closer to CBD, but farther from Chesapeake Arena
CENTRAL PARK	Below grade construction Provides a 360 degree building with views in all directions Located within the new Central Park Direct vehicle access from Blvd and Robinson Below grade Exhibit hall will require sufficient structure to support landscape above	City owned property Adjacent to Chesapeake Arena for plenary uses Very little demolition required Hotel location adjacent to Central Park	Would require a new Central Park design Additional land required to meet commitment of 70 acres for the new park Area for future expansion would be "dead space" until completed Challenges w/ maintaining significant landscaping on top of underground structure Future expansion would further impact Central Park design Could negatively affect schedule for Park and CC Two blocks from a streetcar stop Blocks view into Park from Boulevard Incompatible with existing planning initiatives Nearby electrical substation negatively impacts aesthetics Requires additional land to meet parking goa	Location of hotel just south of Chesapeake Arena makes this a very good location Slightly preferred due to its proximity to the Arena, CBD, and Bricktown

HOTEL DEVELOPER FEEDBACK



HOTEL SITE 2b

- *assuming unavailability of previous eastern blocks of the North Core to Shore site across Robinson Ave, west of Chesapeake Arena**

SITE COMPARISONS

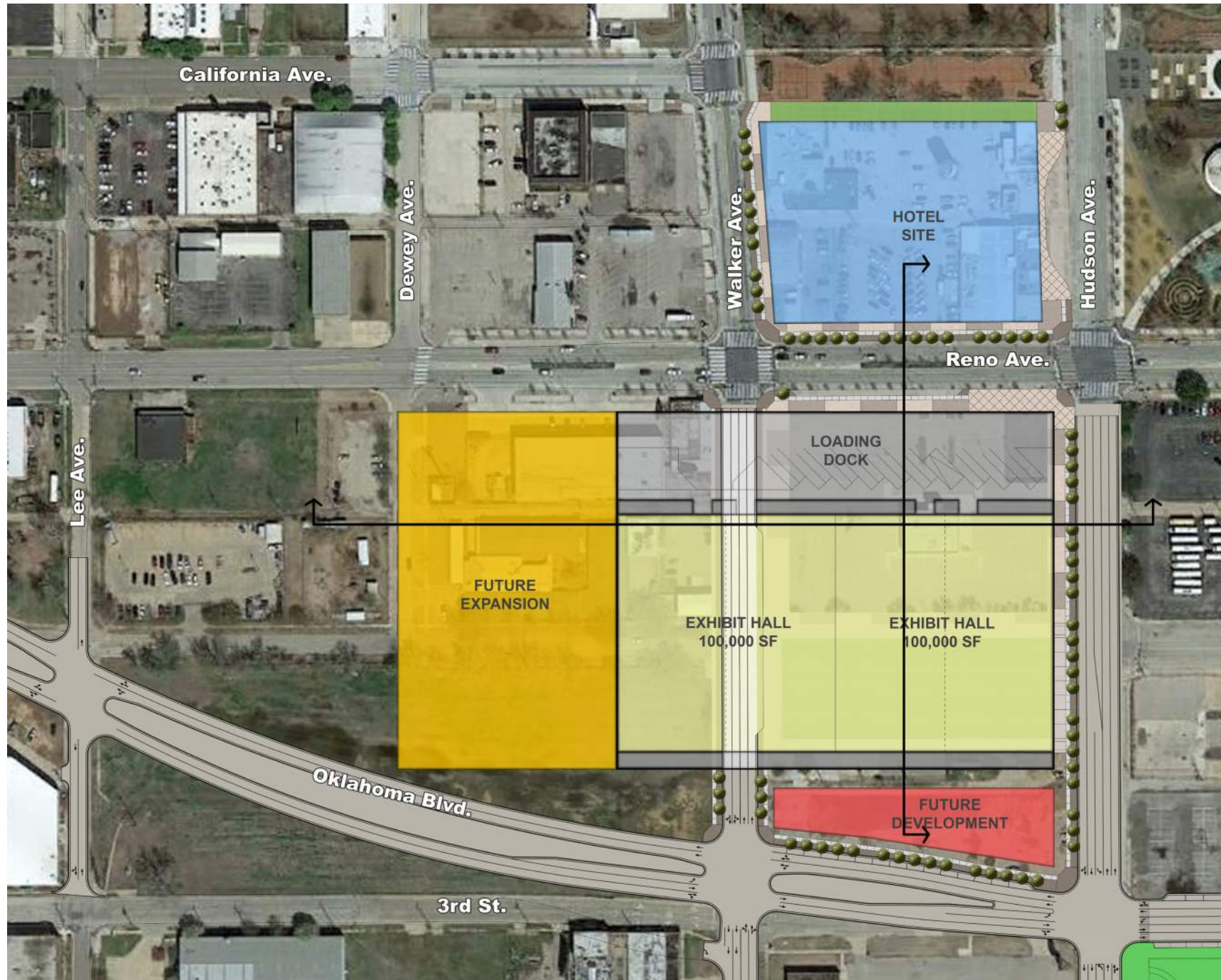
GRAPHICAL COMPARISON

	DEVELOPMENT AREAS						
	RENO & DEWEY	WEST PARK	EAST PARK 1	EAST PARK 3	NORTH CORE TO SHORE A	NORTH CORE TO SHORE B	CENTRAL PARK
Located on Streetcar Route	✓	✗	✗	✗	✓	✓	✗
Adjacent to Chesapeake Arena for plenary uses	✗	✗	✓	✓	✓	✓	✓
Supports existing planning initiatives	✓	✗	✓	✓	✓	✓	✗
City Owned Property	✗	✗	✗	✗	✗	✗	✓
Location from CBD	☆☆☆	☆☆	☆☆☆	☆☆☆	☆☆☆☆☆☆	☆☆☆☆☆☆	☆☆☆☆
Location from Bricktown	☆☆	☆	☆☆	☆☆	☆☆☆	☆☆☆	☆☆☆
Location from existing Convention Quality Hotels	☆☆☆	☆☆	☆☆☆	☆☆☆	☆☆☆☆☆☆	☆☆☆☆☆☆	☆☆☆☆
Location from Film Row	☆☆☆☆☆☆	☆☆☆☆☆	☆	☆	☆☆☆☆	☆☆☆☆	☆☆
Other development options available with that site	☆☆☆☆	☆☆	☆☆☆	☆☆☆☆	☆☆☆☆	☆☆☆☆	☆
Hotel Location / Developer Feedback	☆☆☆☆	☆	☆☆☆☆	☆☆☆☆	☆☆☆☆☆☆	☆☆☆☆	☆☆☆☆
Site Demolition costs	\$	\$\$\$	\$\$	\$\$\$	\$	\$	\$
Utility Removal / Relocation costs	\$\$\$	\$\$\$	\$\$	\$	\$\$	\$\$	\$\$\$
Site Development costs	\$\$	\$\$\$	\$\$	\$\$\$	\$\$\$	\$	\$
Additional Miscellaneous Costs associated with site	\$	\$	\$\$\$	\$\$\$	\$	\$	\$\$

*Land Acquisition not included

DEVELOPMENT AREA

RENO AND DEWEY



POSITIVES:

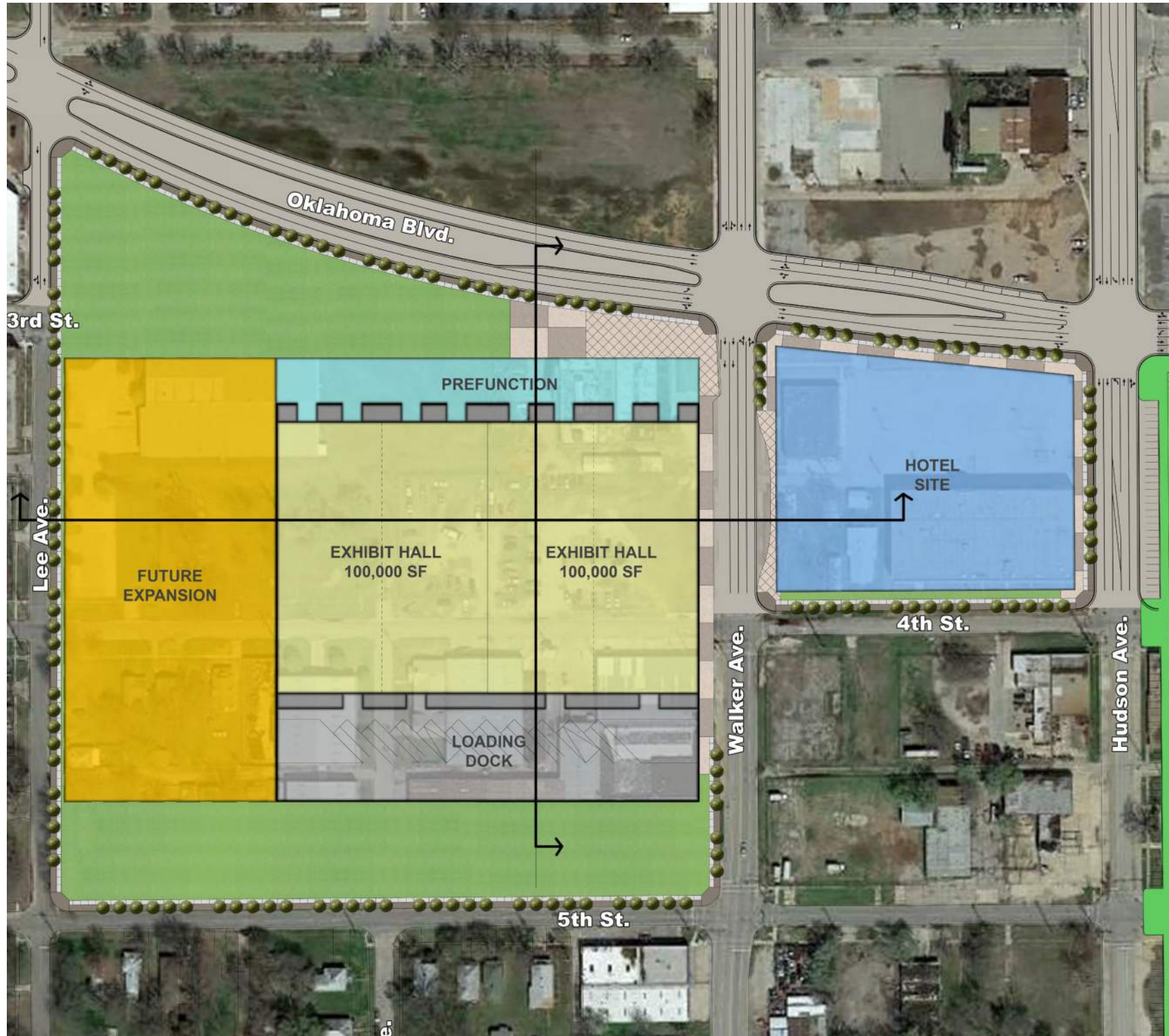
- Adjacent to Myriad Gardens and very close to Central Park
- Some existing design work can be transferred (cost savings)
- Creates an anchor on the western edge of downtown
- May help spur development in Film Row and activity development along Blvd
- Hotel location adjacent to Myriad Gardens
- Compatible with existing planning initiatives
- CC and Hotel on streetcar route

NEGATIVES:

- Maintaining buildable development parcels along Blvd poses challenge
- Many buildings required to be demolished
- Requires additional land to meet parking goal

DEVELOPMENT AREA

WEST PARK



POSITIVES:

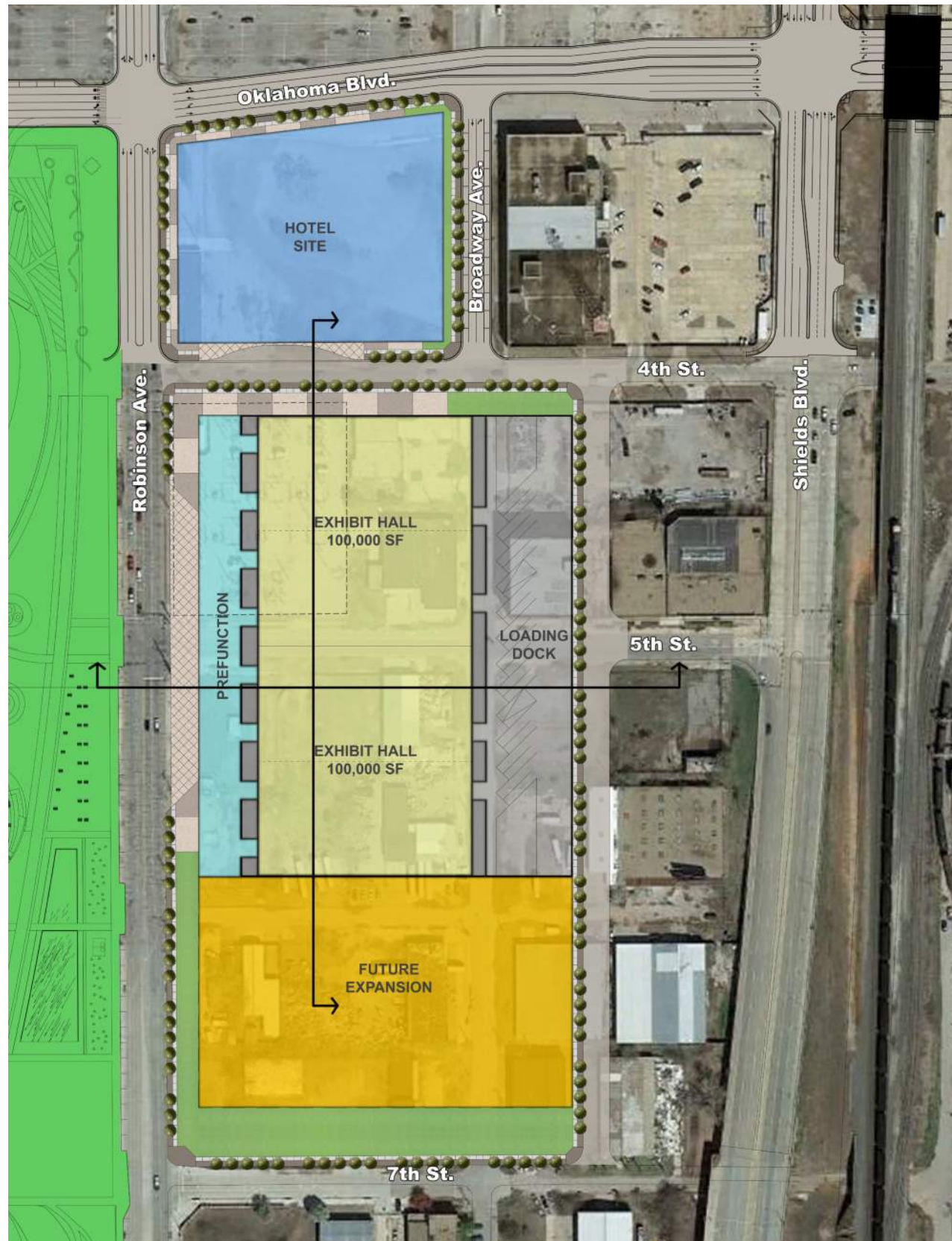
- Very close to Central Park
- Hotel location adjacent to Central park
- Creates an anchor on the western edge of downtown, west of Central Park
- May be a catalyst for west park development
- Can meet parking goal

NEGATIVES:

- Farthest to the convention quality hotels, CBD, Bricktown
- Farthest from a streetcar stop
- Incompatible with existing planning initiatives
- This development area has best potential for mixed-use / residential neighborhoods
- CC and hotel would spur different intensity and type of complementary uses
- Affects circulation and street grid
- Large quantity of buildings to be demolished
- Park designed to compliment mixed and residential use on west

DEVELOPMENT AREA

EAST PARK 1



POSITIVES:

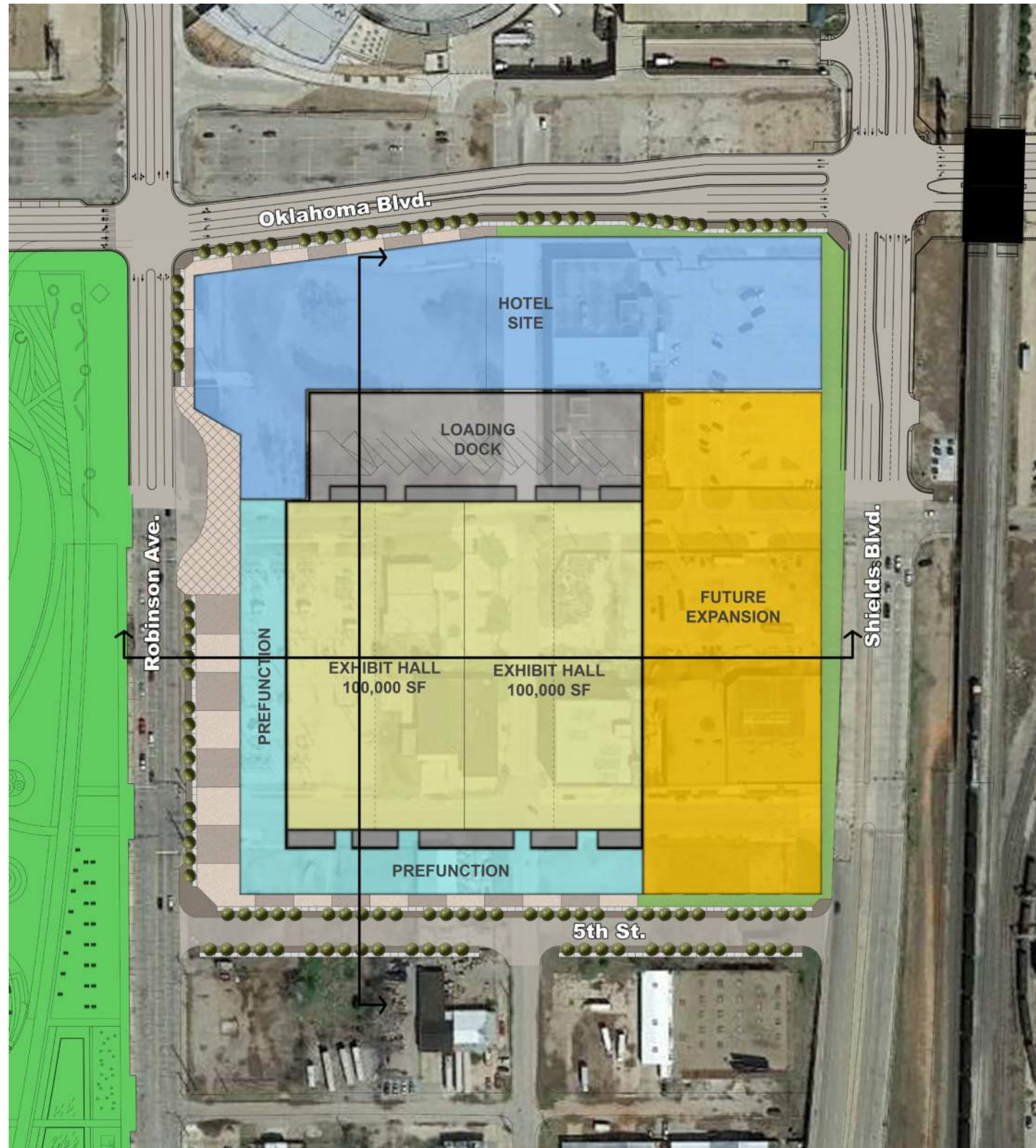
- Creates an anchor on the southern edge of downtown, east of Central Park
- Creates civic gateway into downtown & activity node
- Adjacent to Arena
- Adjacent to the new park
- Compatible with existing planning initiatives
- Hotel location adjacent to Central Park & Arena
- Complements design of Central Park
- Fills in development in challenging area
- Development area suitable to type and intensity of complementary uses
- Can meet parking goal

NEGATIVES:

- Limits the opportunity for development fronting the eastern side of the new park
- Electrical substation and infrastructure needs to be relocated
- Timing of relocation of electrical substation could negatively impact schedule
- Large quantity of buildings required to be demolished
- 2 blocks from streetcar stop

DEVELOPMENT AREA

EAST PARK 3



POSITIVES:

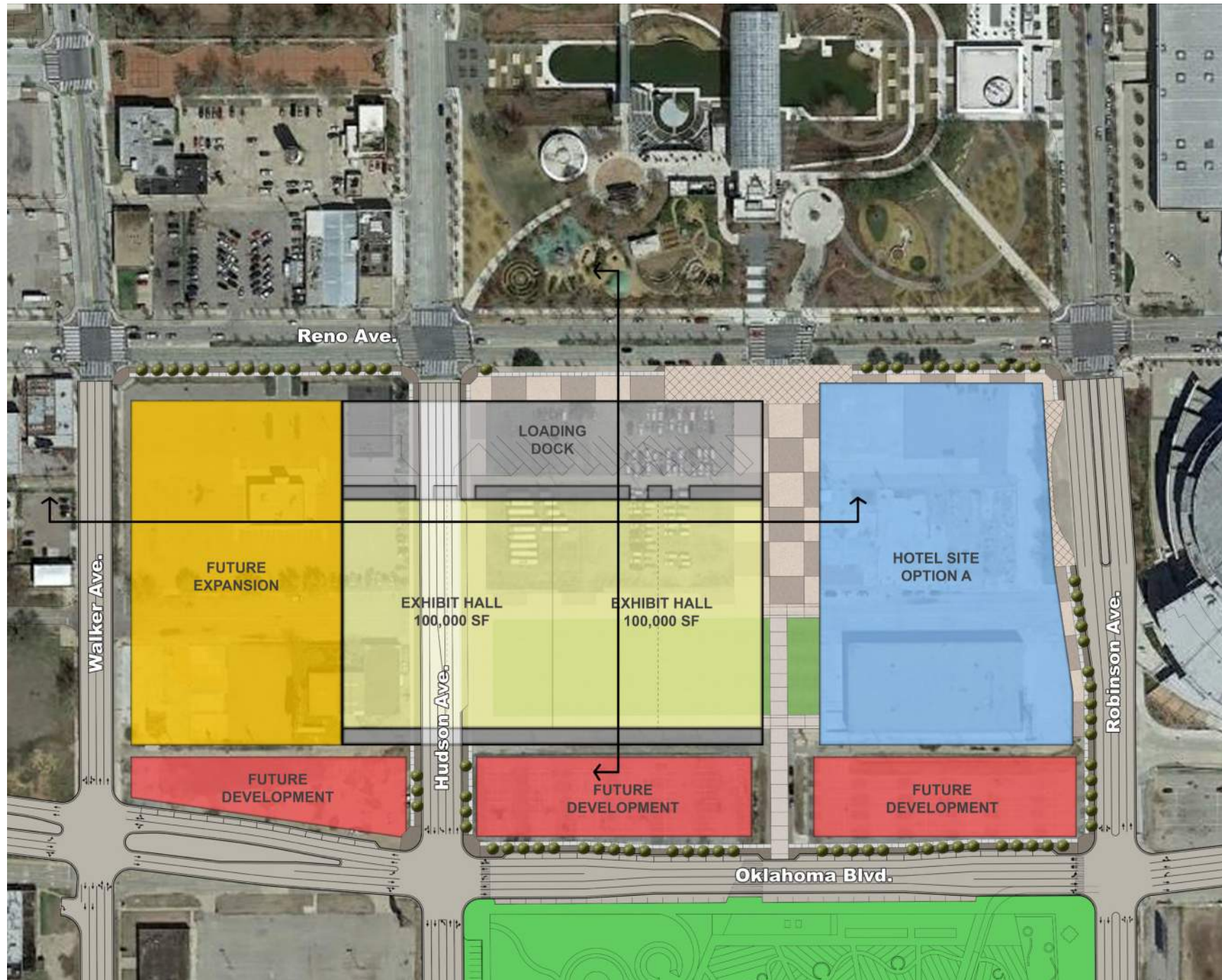
- Provides the most opportunity for development fronting the new park
- More compact design allows complementary uses and developable land to the south
- Adjacent to Arena
- Adjacent to the new park
- Compatible with existing planning initiatives
- Creates civic gateway into downtown & activity node
- Complements design of Central Park
- Fills in development in challenging area
- Street grid not as critical to maintain in this area
- Can meet parking goal

NEGATIVES:

- Electrical substation and infrastructure needs to be relocated
- Timing of relocation of electrical substation could negatively impact schedule
- Large quantity of buildings required to be demolished
- 2 blocks from streetcar stop

DEVELOPMENT AREA

NORTH CORE TO SHORE - HOTEL SITE A



POSITIVES:

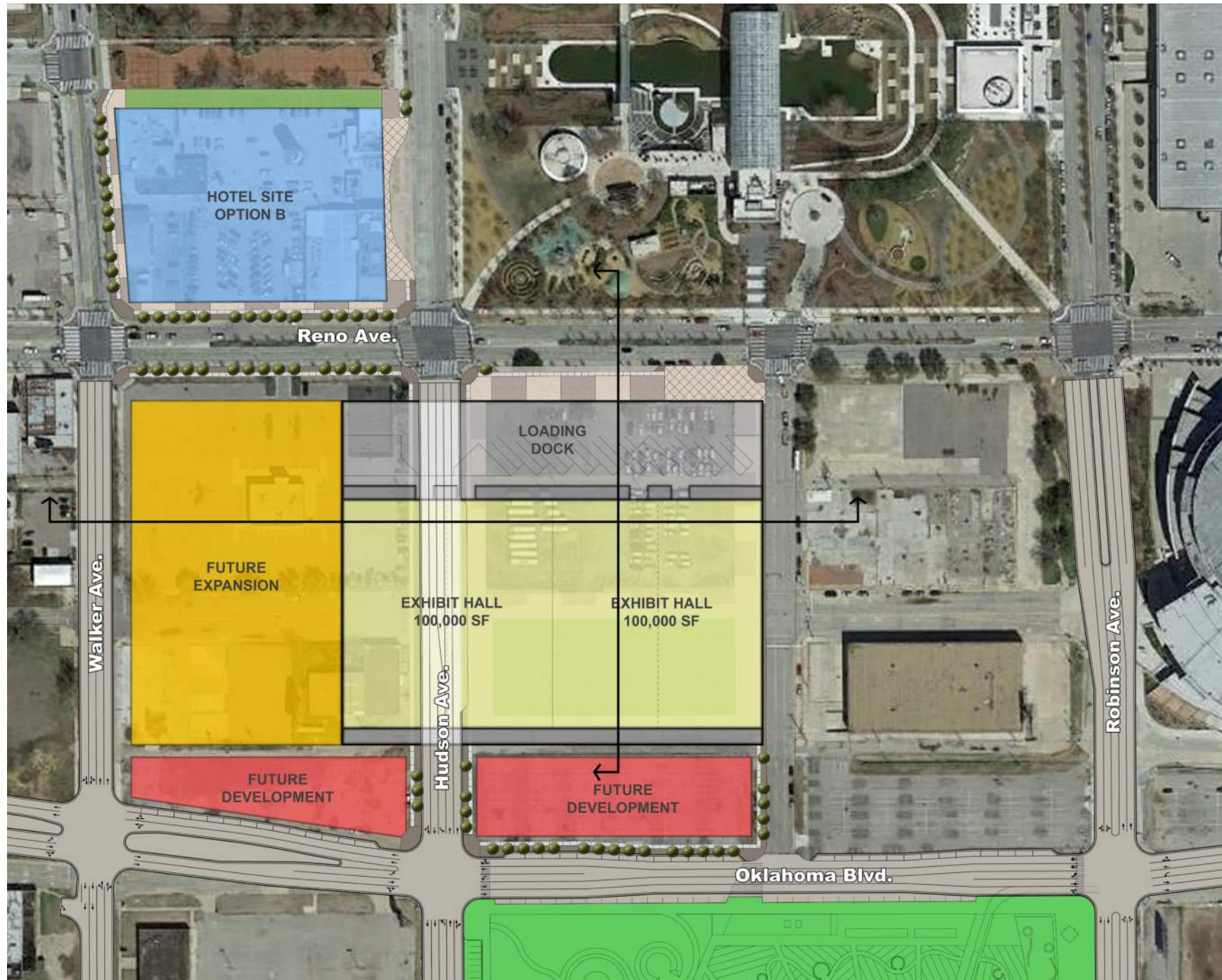
- Closest to the convention quality hotels, CBD, Bricktown
- Fills in land between major civic spaces
- Adjacent to Arena
- Hotel location adjacent to Myriad Gardens
- Activates Gardens and Park
- Compatible with existing planning initiatives
- Maintains N / S connection between Park & Gardens
- Very few buildings to be demolished
- Hotel and CC on streetcar route
- Can meet parking goal

NEGATIVES:

- Trade-off between significant private development or significant civic investment

DEVELOPMENT AREA

NORTH CORE TO SHORE - HOTEL SITE B



POSITIVES:

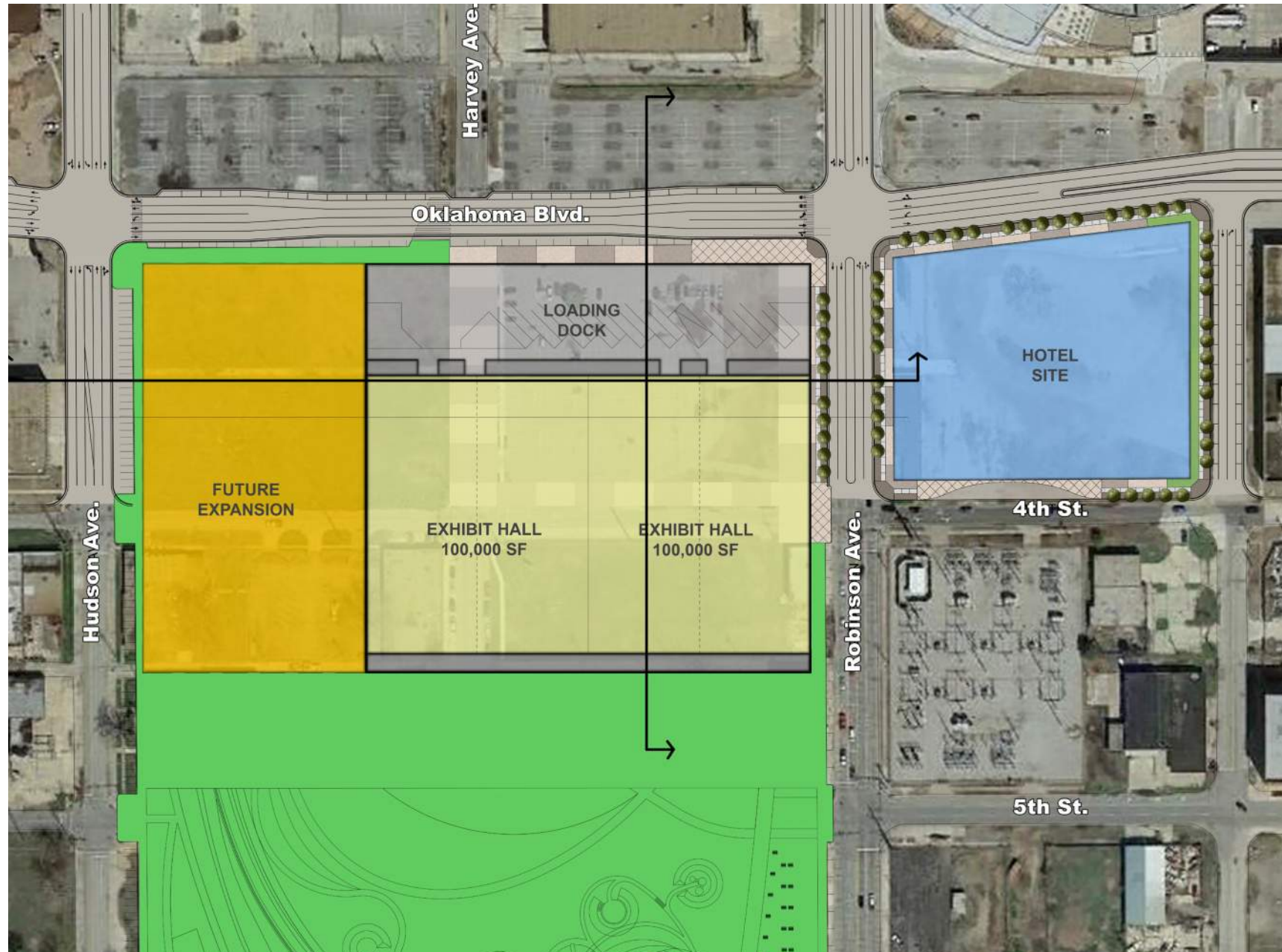
- Closest to the convention quality hotels, CBD, Bricktown
- Fills in land between major civic spaces
- Adjacent to Arena
- Hotel location adjacent to Myriad Gardens
- Activates Gardens and Park
- Compatible with existing planning initiatives
- Maintains N / S connection between Park & Gardens
- Very few buildings to be demolished
- Hotel and CC on streetcar route

NEGATIVES:

- Trade-off between significant private development or significant civic investment
- Requires additional land to meet parking goal

DEVELOPMENT AREA

CENTRAL PARK



POSITIVES:

- City owned property
- Adjacent to Arena
- Very little demolition
- Hotel located adjacent to new park, Arena

NEGATIVES:

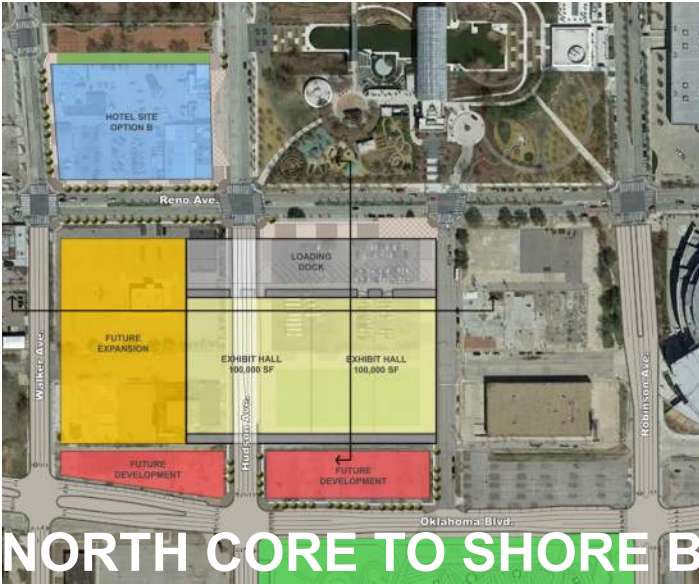
- Requires new Central Park design
- Additional park land would need to be acquired
- Area for future expansion creates “dead space”
- Challenges with significant landscaping on top of underground structure
- Future expansion further impacts Park
- Negatively affects schedule for Park and CC
- 2 blocks from a streetcar stop
- Impacts views into Park from Blvd
- Incompatible with existing planning initiatives
- Nearby electrical substation impacts aesthetics
- Requires additional land to meet parking goal

Recommendations

DEVELOPMENT AREAS



RENO & DEWEY



NORTH CORE TO SHORE B



EAST PARK 1



EAST PARK 3

