

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Request for Proposals for the Residential Redevelopment of Certain Property in the area known as South of 8th (So8th)

Located near NE 6th St, NE 5th St, N Kelley Ave, and N
Stonewall Ave, Harrison-Walnut and University Medical
Center Urban Renewal Project Areas

RFP Date of Release: Monday, August 3rd, 2026

Pre-submission Meeting Date:

Thursday, September 3rd, 2026, at 10am

Location: Oklahoma City Urban Renewal Authority

105 N. Hudson Street, Suite 101, Oklahoma City, OK 73102

Phone: 405-604-6780

RFP Proposal Responses Due: Thursday, November 5th, 2026 at 3 p.m., at the offices of:

Oklahoma City Urban Renewal Authority

105 N. Hudson Street, Suite 101

Oklahoma City, OK 73102

Responses may be submitted via email and/or postal.

A Good Faith Deposit of \$1,000 per parcel is required with submission.

The RFP narrative defines submission specifics.

Contact Person for Questions Concerning this RFP:

Micah Snyder, Director, micah.snyder@theallianceokc.org

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I. BACKGROUND AND HISTORY

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of residential property in the vicinity of NE 6th St, NE 5th St, N Kelley Ave, and N Stonewall Ave, as shown in Figure 1. OCURA is also partnering with Presbyterian Health Foundation (“PHF”) to offer its property in this RFP. Proposals submitted for PHF property will be coordinated by OCURA. Legal descriptions are subject to adjustment as to exact boundaries, dimensions, interests, and final determination based on a survey.

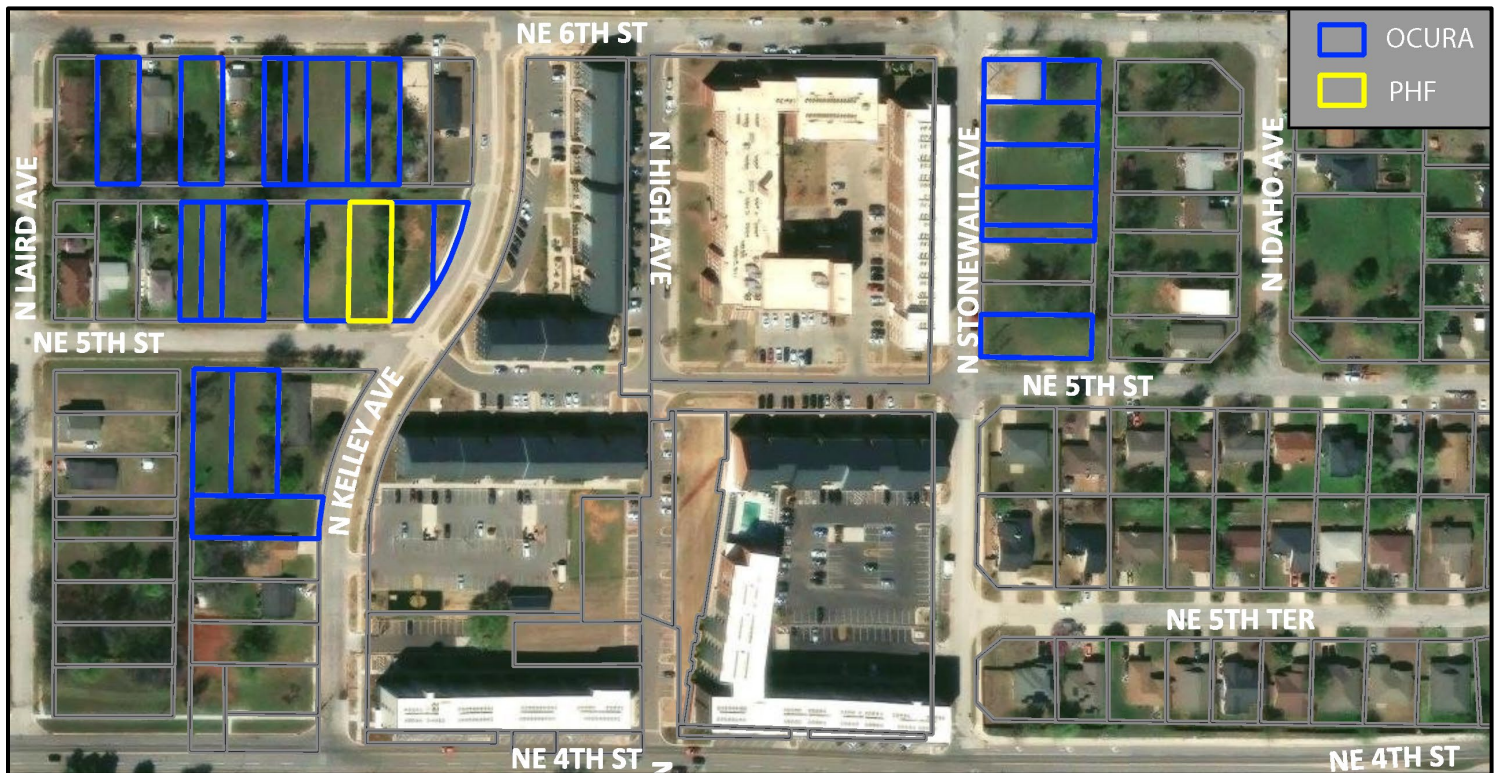


Figure 1: Property offered by OCURA and PHF

The property offered by OCURA is located within both the Harrison-Walnut and University Medical Center Urban Renewal Project Areas. It also lies within the Innovation District and falls inside the focus area of the South of 8th (So8th) engagement and master planning effort completed in 2023, which resulted in the So8th Research Report.

The So8th focus area is bounded by N Lincoln Blvd to the west, N Lottie Ave to the east, NE 8th St to the north, and the Union Pacific Railroad tracks to the south. The So8th focus area, together with Northeast Oklahoma City (NEOKC), represents the historic and present-day heart of Oklahoma City’s predominantly Black community. Since the early 1900s, this area has fostered enduring legacies of Black entrepreneurship, social justice, education, arts, and culture.

Guidance and recommendations from the So8th Research Report, developed through extensive community engagement and master site planning, are intended to inform the RFP process for development of OCURA-owned lots in a manner that is responsive and reparative to the area’s history, culture, needs, and goals. Proposals should incorporate the findings and recommendations outlined in the So8th Research Report.

The site location for this RFP is indicated by the blue outline shown in Figure 2 below. Minutes from Downtown Oklahoma City, Bricktown, the Oklahoma Health Center (a 300-acre bioscience campus to the north), the State Capitol, and more, it represents a tremendous market opportunity given its close proximity to a local and regional highway network and several recently completed and upcoming developments and improvements shown in Figure 3.



Figure 2: Site Location and Context Map

Immediately adjacent to the property is Page Woodson, a recently completed multifamily development that features historic preservation of the former Douglass High School and new construction. Additionally, the surrounding area is experiencing steady public and private reinvestment, highlighted by imminent projects such as the African American H.O.P.E. Plaza at Page Woodson, the preservation and redevelopment of the historic Jewel Theatre, the \$5.57 million [MAPS 4](#) renovation of Booker T. Washington Park, a grant-funded multimodal Legacy Trail extension along the railroad south of the park, \$27.8 million MAPS 4 streetscape improvements for NE 4th Street & NE 8th Street, and \$16.7 million MAPS 4 funding to redevelop the Henrietta B. Foster Center into a community resource.

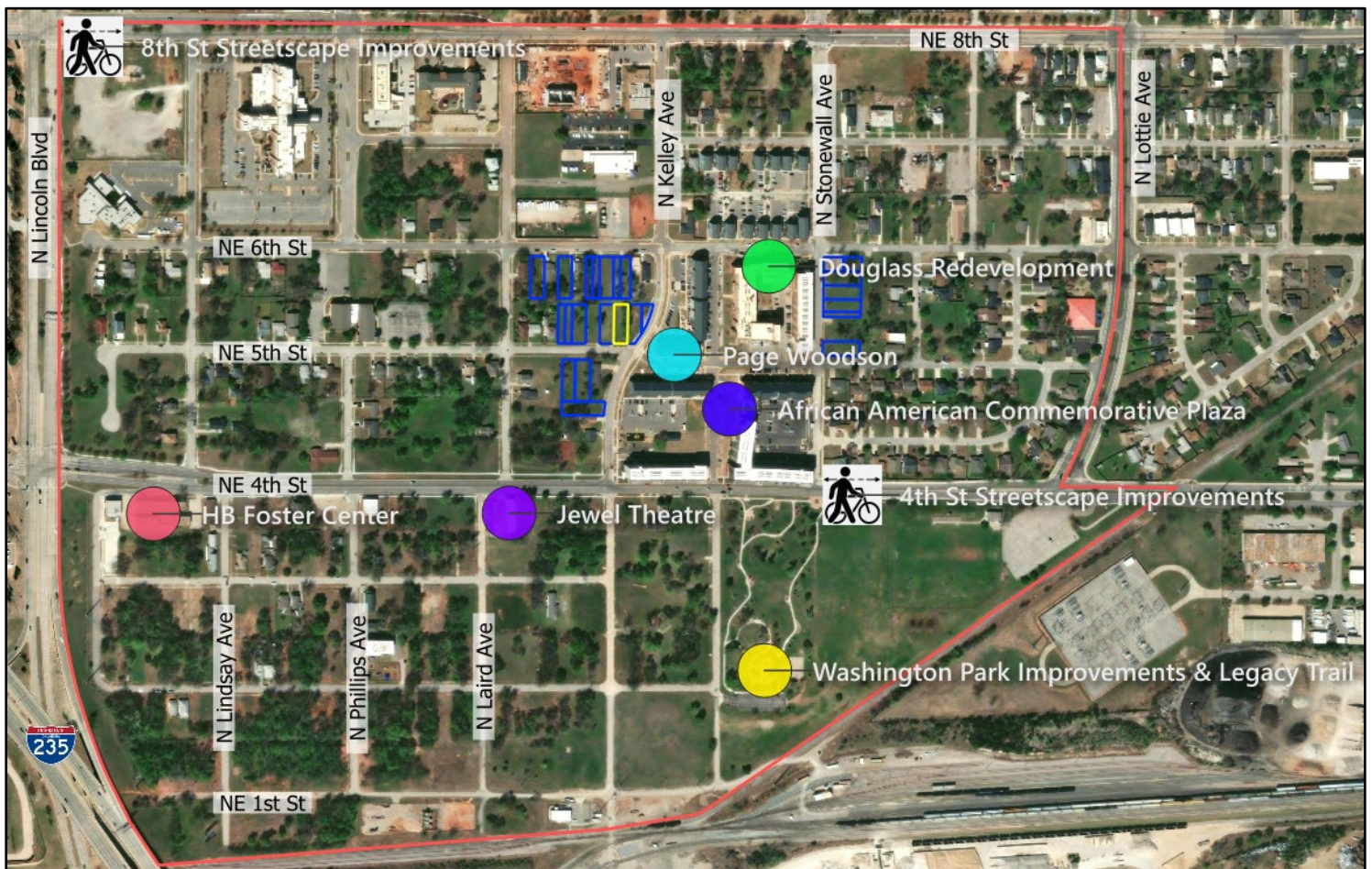


Figure 3: Surrounding Area Development and Improvement Projects

II. REDEVELOPMENT CONTEXT AND GUIDANCE

A. PLANNING FRAMEWORK AND DESIGN GUIDANCE

The following planning, policy, and regulatory documents provide the framework for redevelopment of this site. Proposers are encouraged to review these resources (hyperlinked below), particularly the So8th Research Report, before preparing a submission:

- [planokc](#) (Comprehensive Plan)
- [So8th Research Report](#) (especially the Development Tool Kit, Pages 29-50)
- [Harrison-Walnut Urban Renewal Plan](#)
- [University-Medical Urban Renewal Plan](#)

- [Oklahoma City Data Portal \(Maps\)](#)
- [Oklahoma City Municipal Code – Chapter 59 Zoning and Planning Code](#)
- [Innovation District and Capitol Environs Land Use and Strategic Development Plan](#)

The So8th Research Report includes a conceptual site plan and land use framework built upon the [Innovation District Land Use Plan](#), refined through extensive community engagement and analysis of land use, density, and building. This framework guides development that honors the area's history and culture, supports neighborhood revitalization, and improves connectivity and opportunity for existing and future residents.

The subject properties are located within the General Urban land use zone (Figure 5/Appendix A), which supports small- to medium-scale residential development, including single-family homes, duplexes, multiplexes, and accessory dwelling units, generally two to four stories in height and 16-30 dwelling units per acre (Figure 6/Appendix A). While the long-term vision for this zone includes limited corner retail, commercial uses will not be considered as part of this RFP.

Where feasible, proposals should include a diverse mix of housing types, unit sizes, and price points, including opportunities for residents seeking to return to the area, and prioritize for-sale housing products, such as single-family homes, townhomes, and condominiums, where supported by market conditions. Examples of various General Urban housing types and unit sizes are shown in Figure 4 below. High quality design and construction are expected.

Proposals are encouraged to align with the So8th Research Report to the greatest extent feasible. Those that significantly deviate from its recommendations may be subject to additional community engagement at OCURA's discretion.

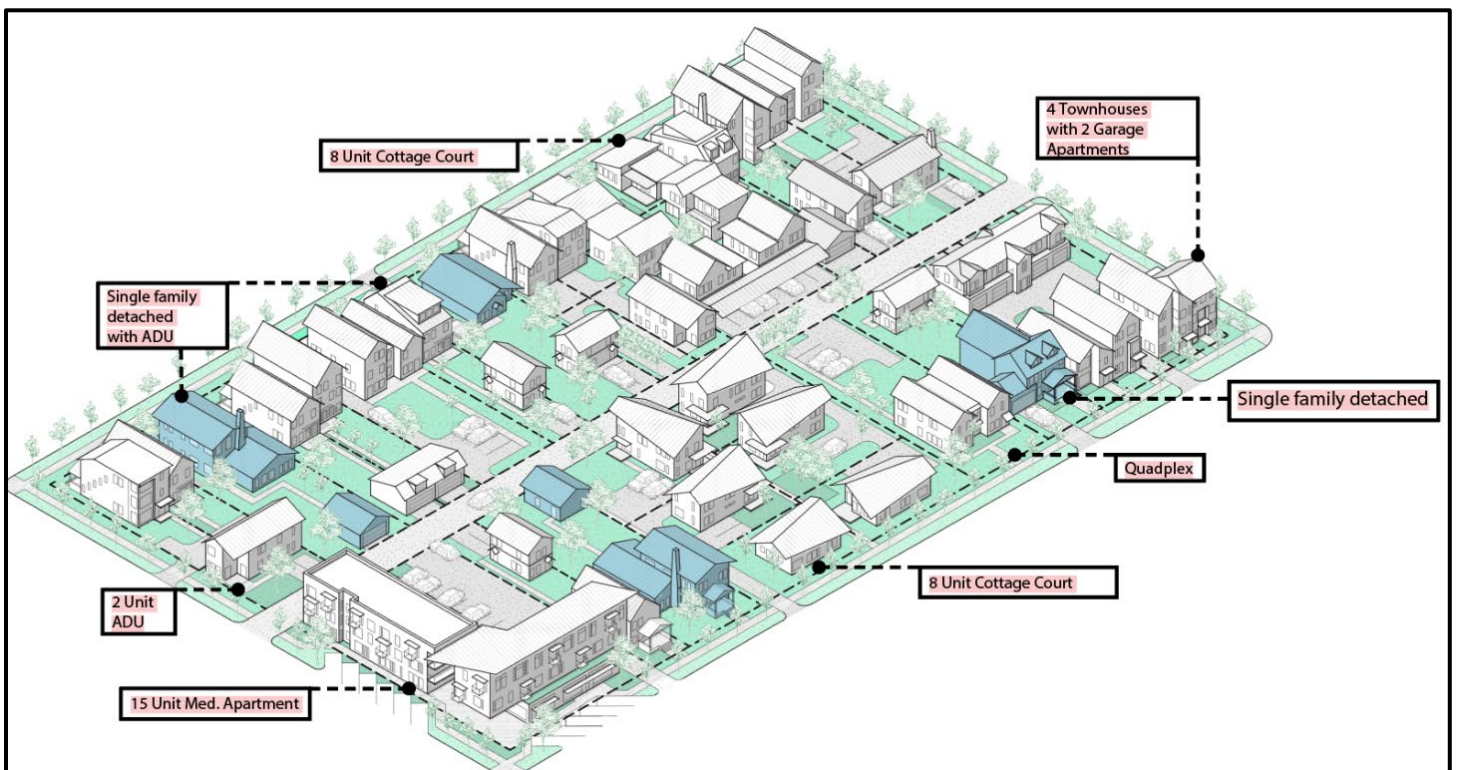


Figure 4: Example General Urban Housing Types and Unit Sizes

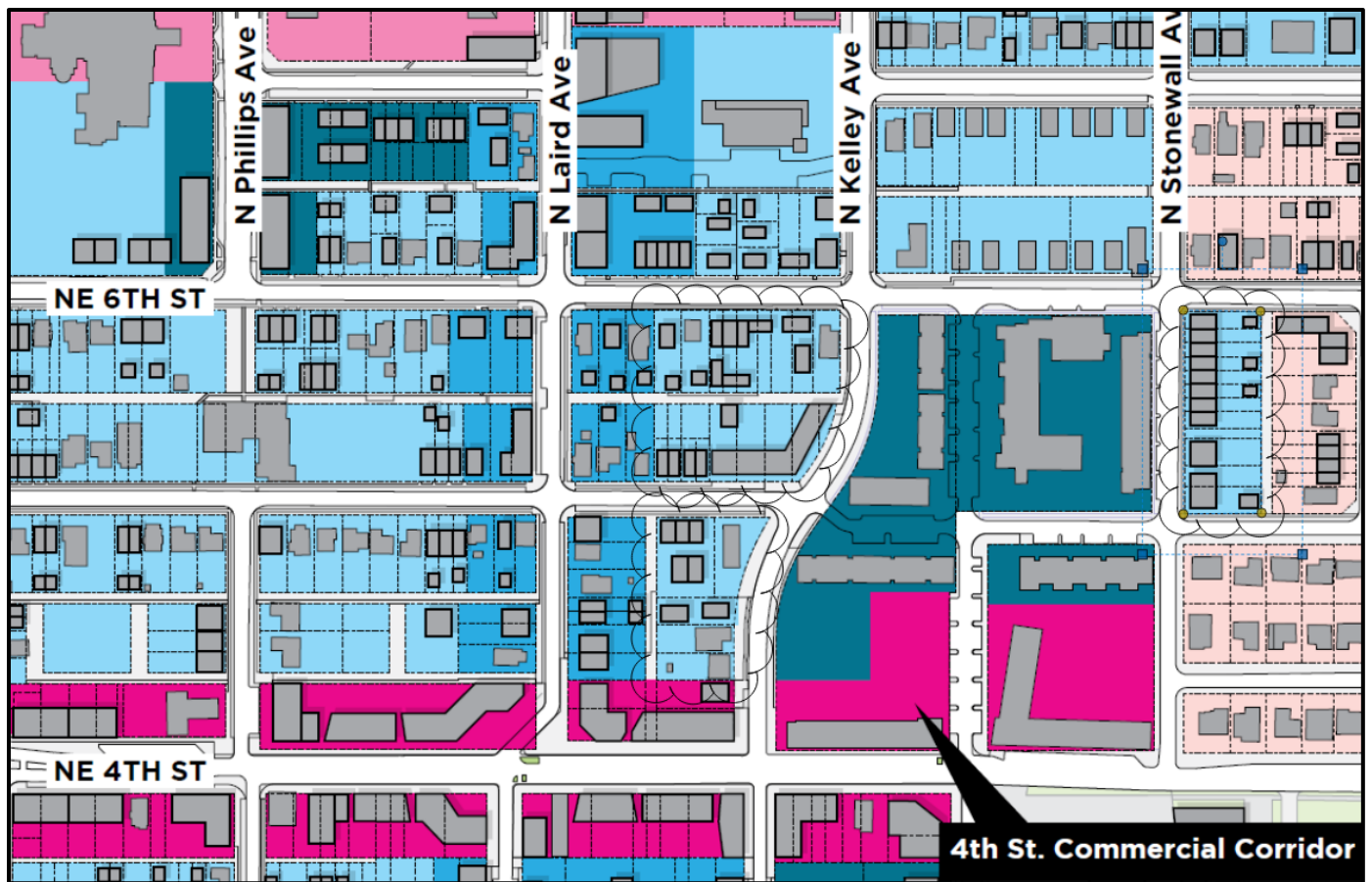


Figure 5: Land Use Zones Map Section with Subject Properties Indicated (full map Appendix A)

LAND USE ZONES

	ZONE	BLDG HEIGHT	DENSITY	BUILDING SIZE + TYPE, LOT SIZE		COMMERCIAL USE		FRONTAGE	PARKING		
	General Urban Institutional	2 to 6 stories	16-90 DU/Acre	Bldg Size	Medium to Large	Permitted		No limitation	Surface Lots ⁴	Permitted Behind Bldgs ⁵	
									Parking Structures	Permitted Behind Bldgs	
	Commercial Corridor	1 to 5 Stories. Avg. 3 Stories	16-40 DU/Acre	Bldg Size	Small to Large	Required At Ground Floor		Zero setback at sidewalks except at plazas.	Surface Lots ⁴	Permitted Behind Bldgs	
				Avg Size	Medium, 200' Max Frontage ²				Parking Structures	Permitted Behind Bldgs	
	General Urban Intense	2 to 4 Stories. Avg 3 Stories	16-50 DU/Acre	Bldg Size	Medium, 200' Max Frontage ²	Permitted		Zero setback. See transition recommendation.	Surface Lots ⁴	Permitted Behind Bldgs ⁵	
									Parking Structures	Permitted Behind Bldgs	
	General Urban Corridor	2 to 4 Stories	16-30 DU/Acre	Bldg Size	Small to Medium	Permitted		Building entry should face the North-South arterial street. Zero setback. See recommendation	Surface Lots ⁴	Permitted Behind Bldgs ⁵	
				Bldg Type	Single Family ¹ , ADU, Duplex, Multi-Plex				Parking Structures	Not Permitted	
									Private Garage	Permitted Facing Alleys	
	General Urban	2 to 4 Stories	16-30 DU/Acre	Bldg Size	Small To Medium 75' Max Frontage	Corners	Permitted	Front setback should match adjacent.	Surface Lots ^{4&5}	Permitted Behind Bldgs ⁵	
									Parking Structures	Not Permitted	
				Bldg Type	Single Family ¹ , ADU, Duplex, Multi-Plex	Mid-Block	Permitted with Community Review	Porchs are encouraged.	Private Garage	Permitted Facing Alleys Single garage facing street Double garage behind house	
	Neighborhood	1 to 2 Stories	10 to 16 DU/Acre	Bldg Size	Small	Not Permitted		Front setback should match adjacent.	Surface Lots ⁴	Not Permitted	
				Bldg Type	Single Family ¹ , ADU, Duplex				Parking Structures	Not Permitted	
				Lot Size	25' to 50' Width				Porchs are encouraged.	Private Garage	Permitted Facing Alleys Single garage facing street Double garage behind house

Figure 6: Land Use, Density, and Massing Table (full table Appendix A)

B. ENVIRONMENTAL DUE DILIGENCE

A Phase I Environmental Site Assessment (ESA) — a standard review used to identify potential environmental contamination — was completed for the broader area in 2007. That assessment noted certain environmental conditions (RECs) that will require additional investigation for each individual development site.

An updated Phase I ESA will be required for each development site prior to construction. OCURA will assist, to the best of its ability, in coordinating the Phase I ESA process and any additional assessments, if needed, through the City of Oklahoma City Brownfields Program at no cost to the developer. If environmental conditions are identified, remediation and/or mitigation will be the responsibility of the developer in coordination with applicable agencies. OCURA will assist developers in identifying and coordinating access to available cleanup programs and resources.

For optimal design outcomes, proposers should familiarize themselves with all existing development within a 5-mile radius, including the nearby industrial uses identified on the context map, and consider how surrounding conditions may inform site planning and building design.

C. ZONING

The subject property is currently zoned R-2 Medium-Low Density Residential District (Figure 7). A portion of the parcel at the southeast corner of N Stonewall Avenue and NE 6th Street is subject to Simplified Planned Unit Development ([SPUD-1375](#)), limiting uses to one- and two-family residential and limited neighborhood commercial.

Rezoning may be necessary depending on the proposed development. OCURA may support rezoning to a PUD or SPUD if agreed upon in the Redevelopment Agreement. Proposals should be consistent with applicable planning and regulatory documents or clearly identify any necessary rezoning.



Figure 7: Zoning Map (subject parcels in light blue)

D. TAX INCREMENT FINANCING (TIF)

As demonstrated in Figure 8, all property is located within the [Oklahoma Regional Innovation District Project Plan](#) Project Area. The property west of N Stonewall Ave falls within Increment District #7, while the property east of N Stonewall Ave is outside designated increment areas. Increment District #7 is set to expire June 2032.

TIF is a public financial incentive tool that may be available to support projects that advance district goals, public infrastructure, and other public improvements. Availability of TIF assistance is at the sole discretion of the Oklahoma City Redevelopment Authority, a public trust.

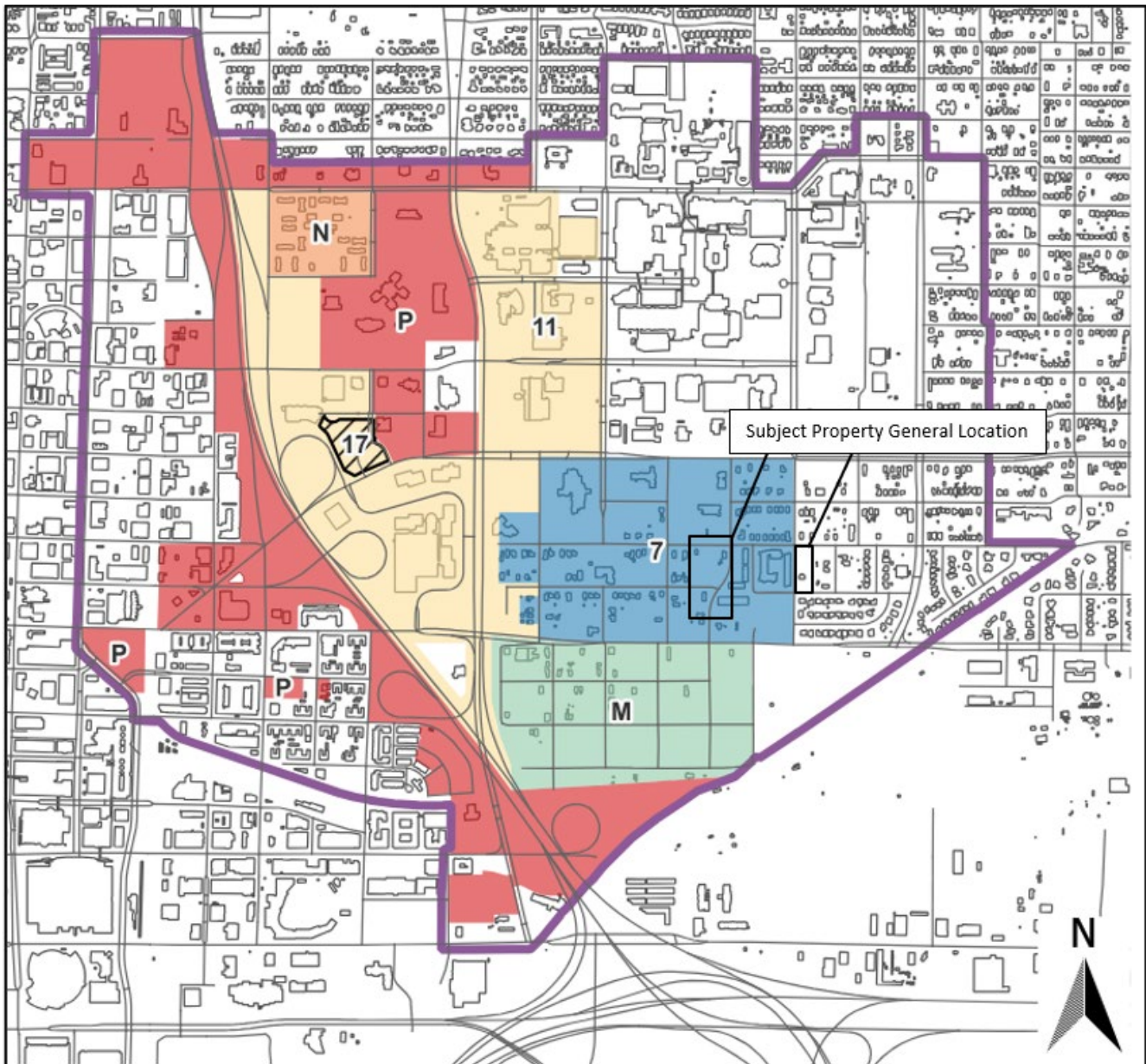


Figure 8: Oklahoma Regional Innovation District TIF Project Area

III. SUBMISSION REQUIREMENTS & PROCESS

A. PARCEL IDENTIFICATION

Redevelopers may submit a proposal for one or multiple parcels and must clearly identify the applicable OCURA/PHF parcel(s) proposed for development. Include the parcel number(s) from Figure 9 below in the Conceptual Plan submission and Exhibit A, Form 3A—Redeveloper’s Statement for Public Disclosure.

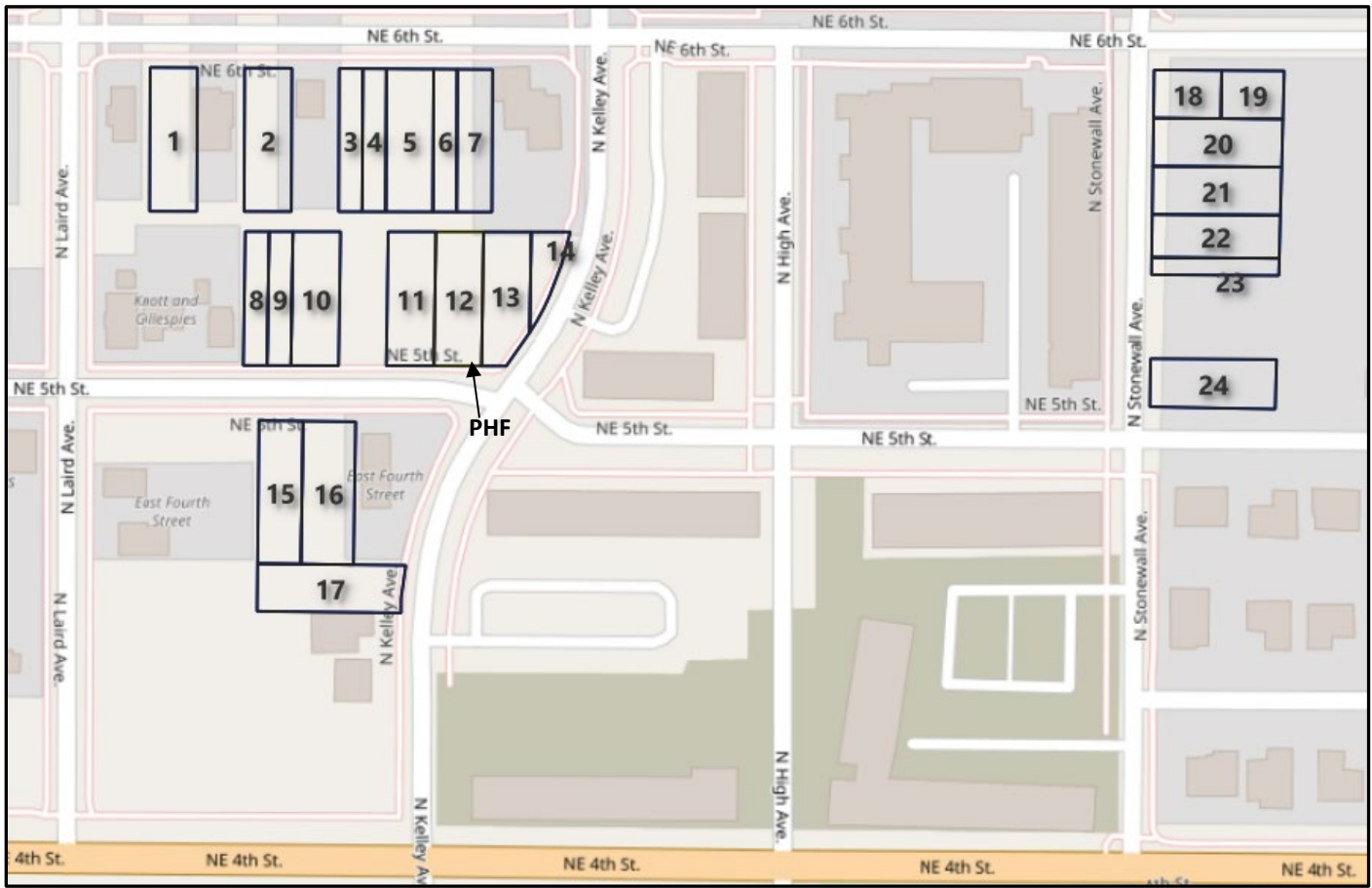


Figure 9 – Parcel Identification

Approximate Legal Descriptions

- | | |
|--|---|
| 1. OAK PARK AMENDED ADD BLK 37 LOTS 17 & 18 | 14. KNOTT & GILLISPIE BLK 1 LOT 19 & W 18FT LOT 20 |
| 2. OAK PARK AMENDED ADD BLK 37 LOTS 13 & 14 | 15. EAST FOURTH ST ADD BLK 1 W45FT OF LOTS 13 THRU 18 |
| 3. OAK PARK AMENDED ADDBLK 37 LOT 10 | 16. EAST FOURTH ST ADD BLK 1 W55FT OF E105FT OF LOTS 13 THRU 18 |
| 4. OAK PARK AMENDED ADD BLK 37 LOT 9 | 17. EAST FOURTH ST ADD BLK 1 LOTS 11 & 12 |
| 5. KNOTT & GILLISPIE BLK 1 LOTS 7 & 8 | 18. PARK PLACE ADDITION BLK 10 W70FT LOTS 1 & 2 |
| 6. OAK PARK AMENDED ADD BLK 37 LOT 6 | 19. PARK PLACE ADDITION BLK 10 E70FT LOTS 1 & 2 |
| 7. OAK PARK AMENDED ADD BLK 37 W 1/2 LOT 4 & ALL LOT 5 | 20. PARK PLACE ADDITION BLK 10 LOTS 3 & 4 |
| 8. KNOTT & GILLISPIE BLK 1 LOT 7 | 21. PARK PLACE ADDITION BLK 10 LOTS 5 & 6 |
| 9. KNOTT & GILLISPIE BLK 1 LOT 8 | 22. PARK PLACE ADDITION BLK 10 LOT 7 & N20FT OF LOT 8 |
| 10. KNOTT & GILLISPIE BLK 1 LOTS 9 & 10 | 23. PARK PLACE ADDITION BLK 10 S5FT OF LOT 8 & N12.5FT OF LOT 9 |
| 11. KNOTT & GILLISPIE BLK 1 LOTS 13 & 14 | 24. PARK PLACE ADDITION BLK 10 LOTS 13 & 14 |
| 12. KNOTT & GILLISPIE BLK 1 LOTS 15 & 16 | |
| 13. KNOTT & GILLISPIE BLK 1 LOTS 17 & 18 | |

B. CONCEPTUAL PLAN

The Conceptual Plan submission must include:

1. A site plan illustrating proposed land uses and structures; pedestrian and vehicle circulation; parking, garages and storage areas; connections to adjacent parcels and streets; and open or recreational spaces. Existing public utilities are shown in Appendix B. To the extent feasible, proposals should adhere to the Site Planning Standards of [OCURA's Northeast Residential Standards](#) (Section 2.1, page 45-48 / Appendix C attached herein). Approximate site topography is shown with 2015 contours on the map in Appendix D.
2. List proposed housing type(s) (e.g. single-family, duplex, multiplex, etc.), and the anticipated square footage of the building(s) and unit(s).
3. Conceptual architectural and landscaping themes. Relevant sections of the [Architectural Standards](#) of [OCURA's Northeast Residential Standards](#) (Section 2.2, beginning on page 49) may serve as a guide. Themes may be presented through written description and/or graphics. Include a brief description of proposed exterior architectural materials; a material board is not required. Architectural plans are not required at this stage.
4. Proposers, particularly those proposing multifamily development, are encouraged to collaborate with local partners such as neighborhood-based developers and community organizations. State whether you plan to or are willing to pursue such collaboration and how it would support community-informed development, cultural continuity, and mitigation of displacement impacts. If collaboration is not planned, provide your reasoning.
5. A narrative addressing how the proposal responds to the following requirements, which preferences will be met, and any additional elements of the So8th Research Report the redeveloper wishes to emphasize:

Requirements

- i. Achieve high-quality design, materials, and construction.
- ii. Comply with all applicable regulatory requirements, including existing zoning, or clearly identify any rezoning needs.
- iii. Conform with the General Urban Land Use Zone and Site Planning Standards.
- iv. Support neighborhood revitalization consistent with the So8th Research Report.
- v. Prioritize pedestrian-oriented site design and community experience, including street-facing entries, front porches, pedestrian amenities, rear/hidden parking, and alley access where feasible.
- vi. Incorporate a diverse mix of housing types, unit sizes, building scales, and price points, including prioritizing for-sale housing products (e.g. single-family homes, townhomes, and condominiums) where feasible and market supported, in alignment with long-term neighborhood stabilization and ownership goals.

Preferences

- i. Incorporate elements of the So8th Research Report that honor and reflect community history and culture.
- ii. Incorporate environmentally responsible design and construction practices, including stormwater management strategies such as bioswales, rain gardens, and pervious surfaces.

- iii. Where adjacent structures predate 1985, incorporate transitional design strategies, such as reduced setbacks, stepped massing, or angled transitions (see diagram on page 52 of the So8th Research Report).

C. MARKET FEASIBILITY AND FINANCIAL ABILITY TO EXECUTE

Submit a narrative (two pages or less) outlining the market feasibility, including for-sale data, comparable rental rates, or other supporting information. A third-party market study is not required. Tiered financial information will be required. Tier 1 must be submitted with the RFP response. Tier 2 may be requested only if the respondent is selected as a Conditional Redeveloper (defined in Section L).

Tier 1 Submissions (Required)

1. Describe your experience and ability to finance a project of the proposed scale.
2. Complete Exhibit A Forms 4A & 4B (Credit Report & Business Credit Information). OCURA reserves the right to use the information provided to conduct credit evaluations and/or request additional documentation to assess the creditworthiness of the developer and its team. Such review may include, but is not limited to, contacting banking references, accountants, and other financial professionals, as well as requesting financial statements, tax returns, and other relevant financial documentation as deemed necessary.
3. Submit a projected budget including sources and uses of funds, anticipated construction costs, proposed unit pricing, and unit designation (market rate or affordable).
 - i. The proposed purchase price for the redevelopment site(s) must be included and reflect current market conditions and proposed uses (also included on Exhibit A, Form 2 – Redevelopment Proposal). A final determination of the land purchase price will be made by OCURA based on an independent appraisal.
 - ii. Proposals requesting TIF assistance must demonstrate financial need and appropriateness. TIF availability is at the sole discretion of the Oklahoma City Redevelopment Authority.

Tier 2 Submission (If selected as a Conditional Redeveloper as defined in Section K)

1. A detailed pro forma in Excel demonstrating financing requirements, gaps, and overall financial feasibility.
2. Detailed documentation of financing commitments (such as pre-qualified bank letter or letter of interest), including debt and equity sources.
3. Financial statements of the principal or parent entities, or tax returns of the principal respondents in the absence of such statements.

D. REDEVELOPER QUALIFICATIONS

1. List all development team members and qualifications, including consultants.
2. List projects completed or in progress over the past 10 years, highlight comparable projects and public/private partnerships.
3. Demonstrate any prior collaboration with neighborhood-based developers or community development organizations on projects of similar scale or cultural significance.

E. TIMEFRAME TO COMPLETE

Provide a proposed timeframe for commencing and completing the project. This statement should also include a preliminary phasing plan, if applicable, detailing major milestones and the anticipated sequence of development activities.

F. GOOD FAITH DEPOSIT

A Good Faith Deposit of \$1,000 per parcel is required with submission. The RFP response shall include a bank certified check or surety bond with a company listed in the latest issue of the U.S. TREASURY CIRCULAR NO. 570 (a list of approved surety companies is available at [fiscal.treasury.gov](https://www.fiscal.treasury.gov)). Alternatively, a letter of credit acceptable to OCURA may also be provided. The Good Faith Deposit must be valid for a minimum of 90 days after the RFP submission due date. Unsuccessful RFP applicants will have their deposits returned at the end of 90 days or when a Conditional Redeveloper is chosen, whichever comes first. OCURA will retain the Good Faith Deposit of the redeveloper chosen for the project and apply the amount towards the project as negotiated in the development agreement.

G. EXHIBIT A FORMS

Complete all forms in Exhibit A:

- Form 1: Certification Of Reading and Understanding
- Form 2: Redevelopment Proposal
- Form 3A: Redeveloper's Statement for Public Disclosure
- Form 3B: Certification
- Form 4A: Consent To Obtain Credit Report
- Form 4B: Business Credit Information
- Form 4C: Consent To Obtain Criminal Background Information

H. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Site Plan with required elements as outlined above
2. Discussion of Requirements and Preferences as outlined above
3. Market Feasibility Narrative
4. Financial Information — Tier 1 as outlined above
5. Redeveloper Team Qualifications
6. Timeframe to Complete
7. Executed Exhibit A Forms 1-4 submitted in a separate envelope
8. Good Faith Deposit of \$1,000 per parcel
9. Five (5) paper copies of the proposal submission packet and one (1) electronic copy in PDF format

RFP responses must be received at the time and date indicated on the cover sheet to be considered.

I. REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE

After receipt, submissions will be reviewed for completeness by OCURA staff. OCURA reserves the right to evaluate multiple proposals for the same parcel and to make selections competitively based on the responsiveness and overall quality of the proposal. OCURA may request additional information, conduct

interviews, or invite select proposers to present before a selection review committee prior to recommending a conditional redeveloper designation to the OCURA Board of Commissioners. Proposals will be evaluated based on, but not limited to, the following criteria:

1. Responsiveness of the proposed Conceptual Site Plan to the goals and objectives outlined in the Development Context and Guidance and Submission Requirements sections.
2. Strength of the market feasibility narrative and its documentation that the project is viable and likely to succeed.
3. Qualifications of the development team and their demonstrated expertise in completing projects of similar scale and character.
4. Adequacy of the projected budget and appropriateness of any financial assistance requested, including TIF.
5. Demonstrated financial capacity to carry out the project as evidenced by Tier 1 submissions.
6. Ability to initiate the development process — including land use entitlements and financing commitments — within 180 days of execution of the redevelopment agreement, and to complete the project within a timeline satisfactory to the Board of Commissioners.
7. Execution of Exhibit A Forms 1-4 to the satisfaction of OCURA.

Timeline

RFP Release	August 3, 2026
Pre-submission Meeting	September 3, 2026
RFP Response Due Date	November 5, 2026
Staff and OCURA Review Period	Approximately 2 months from submission deadline
Designation of Conditional Redeveloper	Approximately 2 months from submission deadline
Redevelopment Agreement Negotiations/Execution	Approximately 2 months from Designation of Conditional Redeveloper

***Estimated timeframes and are subject to change.**

Reviews and evaluations by staff of OCURA and other consultants, public or private organizations or committees requested by the Board of Commissioners will be advisory only. The level of consideration and weight to be given to any review will be determined by the Board of Commissioners of OCURA, and the Board of Commissioners reserves complete and final authority for actions and approvals in connection with the selection process.

J. OPTIONAL COMPETITIVE NEGOTIATIONS

The Board of Commissioners may, in its discretion, authorize and direct competitive negotiations with two or more prospective redevelopers. Such negotiations may be with respect to one or more elements of the selection criteria. Such negotiations will be undertaken by the staff of OCURA in accordance with direction from the Board of Commissioners.

If competitive negotiations are authorized, a cut-off date will be established after which no further negotiations will occur, and no additional submissions by a prospective redeveloper will be considered. A decision by the Board of Commissioners to conduct competitive negotiations will not confer any rights upon a prospective redeveloper nor create any obligation of OCURA to approve and enter into a redevelopment agreement with a redeveloper.

K. OCURA'S RIGHT

OCURA reserves the unconditional right, at its sole discretion, to reject any or all proposals submitted for any reason or no reason. OCURA may, at its discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. OCURA reserves the right to request and obtain any additional information necessary to complete evaluation of the proposals.

OCURA also reserves the right to modify or extend the submission schedule as described in Section H. OCURA will provide notice of any modification or extension of the submission schedule through direct email courtesy announcements and through OCURA's website.

L. CONDITIONAL REDEVELOPER DESIGNATION

Upon review and evaluation of redevelopment proposals or following negotiations with prospective redeveloper(s), the Board of Commissioners may grant a conditional redeveloper designation. This designation will be under such terms and conditions as the Board deems appropriate, to potentially one or more prospective redevelopers. A conditional redeveloper(s) designation will confer no legal rights upon the prospective redeveloper(s) other than the opportunity to negotiate terms of a redevelopment agreement with OCURA. OCURA may terminate a conditional redeveloper designation at any time.

M. PREPARATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS

The final phase of the selection process will consist of negotiations to outline the terms and conditions of a redevelopment agreement. For OCURA-owned property, site conveyance will be provided by a Special Warranty Deed, subject to such restrictions as required by OCURA, and disposition must take place at or above 'fair value' as required by Oklahoma Law. For property owned by Presbyterian Health Foundation, conveyance terms will be negotiated separately. If a negotiation is conducted simultaneously with two or more redevelopers, the negotiations are to be competitive as to the disposition price and is one of the criteria involved in making the selection.

**END OF RFP NARRATIVE
EXHIBITS & APPENDICES FOLLOW**

EXHIBIT A

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

**RFP PROPOSAL FORMS 1-4 TO BE EXECUTED FOR RFP
SUBMISSION**

**PLEASE SUBMIT THE FOLLOWING FORMS IN A
SEPARATE ENVELOPE. DO NOT INCLUDE COPIES OF THE
FORMS IN YOUR PRINTED PROPOSAL.**

FORM 1: CERTIFICATION of READING and UNDERSTANDING

I, the undersigned prospective Redeveloper, or the authorized representative of the prospective Redeveloper, hereby certify that I have read and understand the Request for Proposals (RFP) requirements and further certify that I have read and understand the Invitation for Redevelopment Proposals Public Notice (Exhibit B) as issued by the Oklahoma City Urban Renewal Authority.

Printed Name of Prospective Redeveloper

Signature/Title

SUBMITTED this _____ day of _____, 20____.

FORM 2: REDEVELOPMENT PROPOSAL

The undersigned proposes to purchase from the Oklahoma City Urban Renewal Authority, an Oklahoma public body corporate ("OCURA"), all or a portion of OCURA's property in Oklahoma City, Oklahoma (the "Redevelopment Site"), as referenced by the Request for Proposals (RFP) issued by OCURA. The proposal contained herein will become binding only if this proposal results in the execution of an agreement to redevelop the Redevelopment Site which is satisfactory to OCURA.

The undersigned proposes to purchase the Redevelopment Site for a total sum of \$_____.

The undersigned understands and agrees that this proposal must comply with all requirements and provisions of the RFP.

All data, documentation and materials required by the RFP is supplied herewith and made a part of this proposal.

SUBMITTED this _____ day of _____, 20_____.

Printed Name(s) of Prospective Redeveloper(s)

Signature

Signature

Title

Company

Address 1

Address 2

Telephone/Fax

Email Address

FORM 3A: REDEVELOPER'S STATEMENT for PUBLIC DISCLOSURE

Note: If space on this form is inadequate for any requested information it should be furnished on an attached page which is referred to under the appropriate item on the form.

1. Name of Redeveloper/Title _____
Address of Redeveloper: _____
City, State, Zip Code: _____
Phone Number: _____
E-mail: _____
2. The property rights described herein, for which the Redeveloper proposes to enter into a contract or agreement for the purchase or lease from the Oklahoma City Urban Renewal Authority, are subject to adjustment as to exact boundaries, dimensions, and interests based on final survey determination. Insert applicable parcel number(s) per Figure 9 in Section III, Subsection A — Parcel Identification.
3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the State of _____.
____ a corporation
____ a nonprofit or charitable institution or corporation
____ a partnership known as:
____ a limited liability company
____ a business association or a joint venture known as:
____ a Federal, State, or local government or instrumentality thereof
____ Other (explain)
4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization status.

5. Names, addresses, title or position, and nature and extent of the interest of the officers and principal members, partners, shareholders, and investors of any member of the developer, other than a government agency or instrumentality, are to be set forth below as follows:
- If the Redeveloper is a corporation, list below the officers, directors, or trustees, and each stockholder owning more than ten percent (10%) of any class of stock.
 - If the Redeveloper is a nonprofit or charitable institution or corporation, list below the members who constitute the Board of Trustees, or Board of Directors, or similar governing body.
 - If the Redeveloper is a partnership, list below each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
 - If the Redeveloper is a limited liability company, list below each member, whether a manager, and either the percent of interest or a description of the character and extent of interest.
 - If the Redeveloper is a business association or a joint venture, list below each participant and either the percent of interest or a description of the character and extent of interest.
 - If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

6. Name, address, nature and interest of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the persons or investors named in response to item 5 which gives such person or entity more than a computed ten percent (10%) interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

Note: If the Redeveloper is a corporation, the following certification should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

FORM 3B: CERTIFICATION

I (We) _____

Certify that this Redeveloper’s Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Signature

Signature

Title

Title

Address 1

Address 1

Address 2

Address 2

Telephone/Fax

Telephone/Fax

Email

Email

Date

Date

FORM 4A: CONSENT TO OBTAIN CREDIT REPORT

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) to obtain and review my credit report. My credit report will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my credit worthiness and qualifications to contract with OCURA.

Note: A signed consent must be submitted for each key personnel of the redeveloper. If the redeveloper is a new entity, please submit a signed consent form for each key personnel of the redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the credit report.

Legal Name

Social Security Number (this information will be redacted from public view)

Driver’s License # and State (this information will be redacted from public view)

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: BUSINESS CREDIT INFORMATION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) will use the information below to obtain a business credit report from a qualified reporting agency chosen by OCURA. OCURA intends to use this information solely for the purpose of evaluating the credit worthiness and qualifications to contract with OCURA.

Note: If the redeveloper is a new entity, please submit information for the redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the business credit report.

Legal Name

Federal Tax I.D. # (this information will be redacted from public view)

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) to obtain and review my criminal background information. My criminal background information will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my qualifications to contract with OCURA.

Note: A signed consent must be submitted for each key personnel of the redeveloper. If the redeveloper is a new entity, please submit a signed consent form for each key personnel of the redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the criminal background report.

Legal Name

Social Security Number (this information will be redacted from public view)

Driver’s License # and State (this information will be redacted from public view)

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

**Resolution Authorizing Invitation (Release of RFP) for Redevelopment
Proposals Public Notice**

RESOLUTION NO. 6182

RESOLUTION AUTHORIZING ONE OR MORE INVITATIONS FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY LOCATED GENERALLY SOUTH OF NORTHEAST 8TH STREET, EAST OF LINCOLN BOULEVARD, NORTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AND WEST OF NORTH LOTTIE AVENUE, HARRISON-WALNUT URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Harrison-Walnut Urban Renewal Plan (“Plan”), pursuant to the approval and direction of the City of Oklahoma City (“City”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*; and

WHEREAS, in August 2023, the Authority received the So8th Research Report (“Report”), a master planning document detailing the results of extensive community engagement, historic research, and technical analysis that culminated in a series of recommendations for the development of Authority-owned property located generally south of Northeast 8th Street, east of Lincoln Boulevard, north of the Union Pacific railroad right-of-way, and west of North Lottie Avenue (“So8th Area”); and

WHEREAS, the redevelopment of the So8th Area consistent with the recommendations contained in the Report represents an important opportunity to contribute to the continued efforts to revitalize the area and adjacent neighborhoods; and

WHEREAS, it is timely and appropriate to begin soliciting proposals for the redevelopment of the So8th Area; and

WHEREAS, it is appropriate and desirable to authorize one or more invitations for redevelopment proposals for the redevelopment of the So8th Area in support of the achievement of the objectives of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. One or more invitations for proposals for the redevelopment of property within the So8th Area is hereby authorized.
2. Public notices of each invitation for proposals is hereby authorized to be published, and periods of not less than ninety (90) days from the date of first publication of each notice shall be established for submission of proposals, with the potential for quarterly renewal periods if an acceptable proposal is not garnered within a given submission period or if there are multiple interested developers and the Executive Director, in his discretion, believes a renewal period extension is in the best interests of ensuring adequate competition for redevelopment.
3. The Executive Director, Authority staff, and legal counsel are authorized to take necessary and appropriate actions to conduct public competitive processes and are

directed to proceed with the issuance of one or more public invitations for redevelopment proposals in a timely manner.

4. All proposals shall be evaluated, and if acceptable, a redeveloper or redevelopers may be conditionally designated by the Board of Commissioners. The conditional redeveloper designation shall be based on the determination of the redevelopment proposal or proposals deemed most acceptable to the Authority.
5. The evaluation of redevelopment proposals shall be based on the principal criteria outlined in the invitations, including, but not limited to, the following:
 - a. Proposal focuses on the land use and design principles recommended in the Report for the parcels in question.
 - b. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, the Report, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Qualifications and experience of the redevelopment team to complete the redevelopment.
 - e. Ability to achieve the design objectives and specific requirements identified in the invitation for proposals.
 - f. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.
6. The Authority shall enter into direct negotiations with the prospective redevelopers receiving conditional redeveloper designation, or, if more than one, with each such prospective redeveloper receiving conditional redeveloper designation, in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.
7. The invitations for redevelopment proposals shall not create any legal obligation for the Authority to enter into contracts for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.
8. The Executive Director, Legal Counsel, and Officers of the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, Claudia San Pedro, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. 6182 was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City

Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the 17th day of June, 2026; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a legally sufficient number of the Commissioners.

C. San Pedro
SECRETARY



	AYE	NAY
J. LARRY NICHOLS	absent	
LEE E. COOPER, JR.	✓	
KEVIN S. PERRY	✓	
JUDY J. HATFIELD	✓	
CLAUDIA SAN PEDRO	✓	

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of 24 parcels located near NE 6th St, NE 5th St, N Kelley Ave, and N Stonewall Ave. The subject property offered by OCURA is located in the Harrison-Walnut and University Medical Center Urban Renewal Plan Project Areas.

A pre-submission meeting will take place on **Thursday, September 3, 2026, at 10:00 a.m.** in the offices of the Oklahoma City Urban Renewal Authority, 105 N. Hudson Street, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not required.

The selection process will be initiated by submission of formal written proposals to OCURA in accordance with the RFP. Before the proposal deadline, OCURA will provide prospective redevelopers with available information, background materials, and guidance to support proposals that best align with OCURA’s objectives.

Formal written proposals for the purchase and redevelopment of the sites being offered for sale will be received at the offices of the Oklahoma City Urban Renewal Authority, 105 N. Hudson Street, Suite 101, Oklahoma City, Oklahoma, until **Thursday, November 5, 2026, at 3 p.m.** Proposals received after the deadline will not be considered.

The evaluation of redevelopment proposals will be based in part on the principal criteria and submission requirements below:

1. Conceptual Site Plan with required elements as outlined in the RFP
2. Discussion of Requirements and Preferences as outlined in the RFP
3. Market Feasibility Narrative
4. Financial Information — Tier 1 as outlined in the RFP
5. Redeveloper Team Qualifications
6. Timeframe to Complete
7. Executed Exhibit A Forms 1-4 submitted in a separate envelope
8. Good Faith Deposit of \$1,000 per parcel
9. Five (5) paper copies of the proposal submission packet and one (1) electronic copy in PDF format

One or more conditional redeveloper designations may be made based on the proposal or proposals deemed most acceptable to OCURA. OCURA may enter into negotiations with the designated conditional redeveloper(s) in order to achieve the best and most desirable project in accordance with the redevelopment objectives of the area and to obtain an agreement as to price and other terms and conditions satisfactory to OCURA.

For further information, contact Micah Snyder at (405) 604-6780 or e-mail micah.snyder@theallianceokc.org. The RFP may be obtained at <https://www.theallianceokc.org/land-rfps/>. Responses may be submitted as described in the RFP.

This invitation for redevelopment proposals will not create any legal obligation for OCURA to enter into a redevelopment agreement except on terms and conditions it deems satisfactory and desirable, and OCURA reserves the right to reject any and all proposals.

Published in The Oklahoman on Monday, August 3, 2026.

EXHIBIT C

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Open Records Act and Confidentiality Requirements

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All materials submitted to OCURA pursuant to this Request for Proposals are potentially subject to the mandates of the Oklahoma Open Records Act (Act), 51 Okla. Stat. §§ 24A.1. et seq. The purpose of the Act is to ensure and facilitate the public's right of access to and review of government records so they may efficiently and intelligently exercise their inherent political power. Almost all "records", as that term is defined in the Act, may be disclosed to the public upon request. Except where specific state or federal statutes create an exception or confidential privilege, persons or entities who submit information to public bodies have no right to keep this information from public access, nor is there any reasonable expectation that this information will be kept from public access. See 51 Okla. Stat. §§ 24A.2.

If you believe that any information you will or may submit to OCURA pursuant to this Request for Proposals is or should be kept confidential under a specific state or federal statute, and therefore, not subject to public disclosure, you must comply with the following:

- a. Place said documents/records in a separate envelope marked "Confidential". DO NOT label your entire response to the Request for Proposals as "Confidential" – label only those portions of the response that you feel are made confidential by state or federal law as "Confidential". If only a portion of a document is confidential, please identify specifically the portions of the document you are claiming are confidential. (Under the Oklahoma Open Records Act, a public entity may be obligated to produce documents for public inspection even if the documents contain only a portion of material which is confidential. However, the public entity can redact the confidential portions.)
- b. For each document for which you are claiming a confidential privilege, identify the federal and/or state law that creates said privilege, e.g., for trade secrets, see 21 O.S. § 1732 (Larceny of Trade Secrets) and the Uniform Trade Secrets Act, 78 O.S. §§ 85, et seq.

Please note that OCURA, consistent with § 24A.3(d) of the Act, understands that "personal financial information, credit reports or other financial data obtained by a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or the purpose of becoming qualified to contract with a public body" is not subject to disclosure under the Act. Financial information requested by this Request for Proposals for evaluating the creditworthiness of the Proposer or the purpose of allowing OCURA to determine if the Proposer is qualified to contract with OCURA should be submitted in a separate envelop and marked as confidential financial information.

Should an Open Records request be presented to OCURA requesting information the Proposer has identified as "Confidential", the Proposer will be informed and the Proposer will be responsible for defending its position in the District Court, if needed.

If the Proposer fails to identify any records submitted as part of your proposal as "Confidential" by placing them in the "Confidential" envelope AND if the Proposer fails to identify the specific state or federal law creating such privilege, OCURA will assume that the Proposer agrees that said records are not confidential and are subject to public access.

End of Exhibits
Appendices to Follow

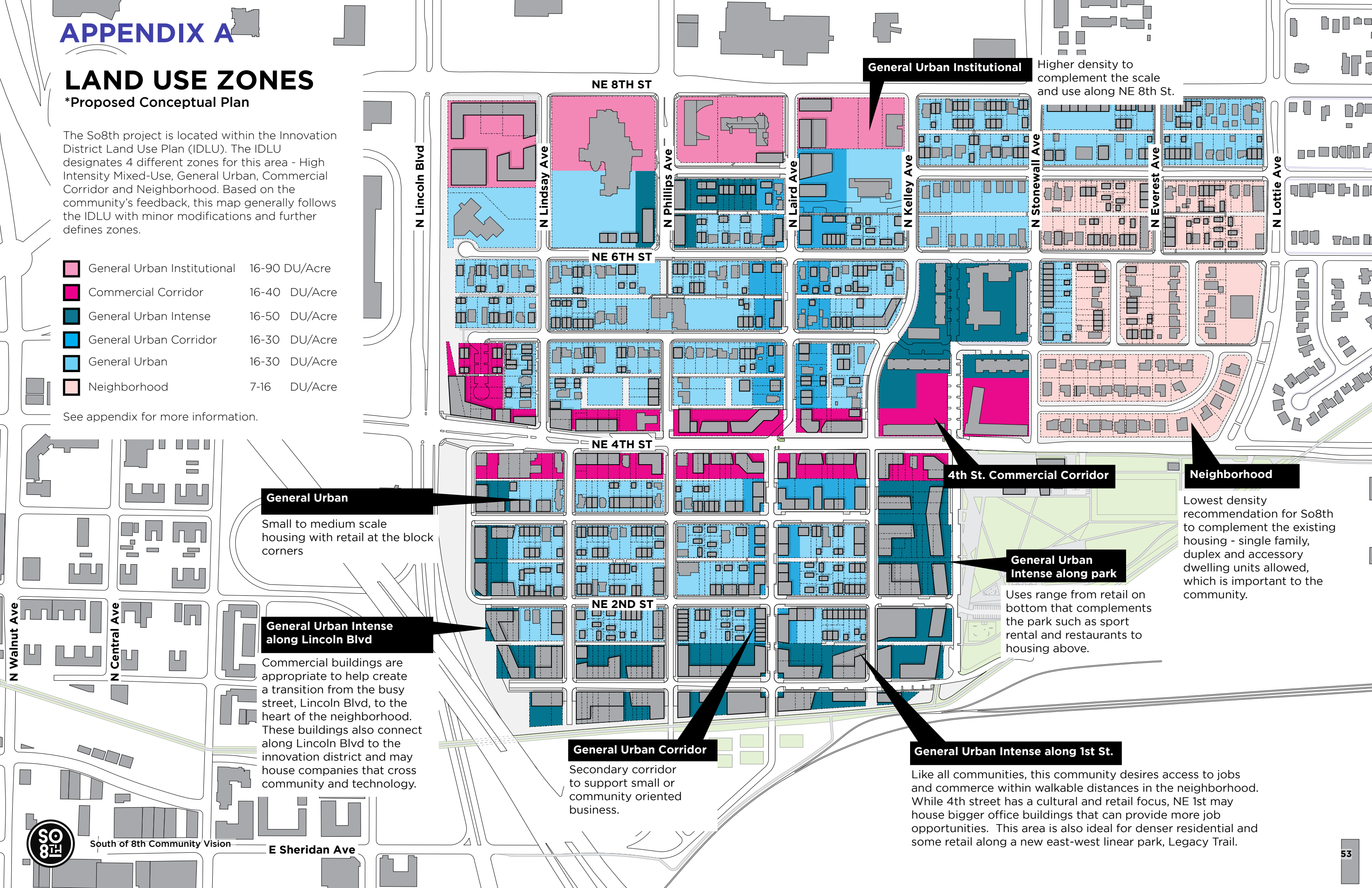
LAND USE ZONES

*Proposed Conceptual Plan

The So8th project is located within the Innovation District Land Use Plan (IDLU). The IDLU designates 4 different zones for this area - High Intensity Mixed-Use, General Urban, Commercial Corridor and Neighborhood. Based on the community's feedback, this map generally follows the IDLU with minor modifications and further defines zones.

	General Urban Institutional	16-90 DU/Acre
	Commercial Corridor	16-40 DU/Acre
	General Urban Intense	16-50 DU/Acre
	General Urban Corridor	16-30 DU/Acre
	General Urban	16-30 DU/Acre
	Neighborhood	7-16 DU/Acre

See appendix for more information.



APPENDIX A continued

LAND USE ZONES

	ZONE	BLDG HEIGHT	DENSITY	BUILDING SIZE + TYPE, LOT SIZE		COMMERCIAL USE		FRONTAGE	PARKING	
	General Urban Institutional	2 to 6 stories	16-90 DU/Acre	Bldg Size	Medium to Large	Permitted		No limitation	Surface Lots ⁴	Permitted Behind Bldgs ³
									Parking Structures	Permitted Behind Bldgs
	Commercial Corridor	1 to 5 Stories. Avg. 3 Stories	16-40 DU/Acre	Bldg Size	Small to Large	Required At Ground Floor		Zero setback at sidewalks except at plazas.	Surface Lots ⁴	Permitted Behind Bldgs
				Avg Size	Medium, 200' Max Frontage ²				Parking Structures	Permitted Behind Bldgs
	General Urban Intense	2 to 4 Stories. Avg 3 Stories	16-50 DU/Acre	Bldg Size	Medium, 200' Max Frontage ²	Permitted		Zero setback. See transition recommendation.	Surface Lots ⁴	Permitted Behind Bldgs ³
									Parking Structures	Permitted Behind Bldgs
	General Urban Corridor	2 to 4 Stories	16-30 DU/Acre	Bldg Size	Small to Medium	Permitted		Building entry should face the North-South arterial street. Zero setback. See recommendation	Surface Lots ⁴	Permitted Behind Bldgs ³
				Bldg Type	Single Family ¹ , ADU, Duplex, Multi-Plex				Parking Structures	Not Permitted
									Private Garage	Permitted Facing Alleys
	General Urban	2 to 4 Stories	16-30 DU/Acre	Bldg Size	Small To Medium 75' Max Frontage	Corners	Permitted	Front setback should match adjacent.	Surface Lots ^{4 & 5}	Permitted Behind Bldgs ³
									Parking Structures	Not Permitted
				Bldg Type	Single Family ¹ , ADU, Duplex, Multi-Plex	Mid-Block	Permitted with Community Review	Porches are encouraged.	Private Garage	Permitted Facing Alleys Single garage facing street Double garage behind house
	Neighborhood	1 to 2 Stories	10 to 16 DU/Acre	Bldg Size	Small	Not Permitted		Front setback should match adjacent.	Surface Lots ⁴	Not Permitted
				Bldg Type	Single Family ¹ , ADU, Duplex				Parking Structures	Not Permitted
				Lot Size	25' to 50' Width			Porches are encouraged.	Private Garage	Permitted Facing Alleys Single garage facing street Double garage behind house

- Notes:
- Building Heights are subject to transition regulations
 - These zoning suggestions serve to inform base regulations. Special or unique buildings that require different zoning should go through a rezoning process that requires notification to the Advisory Committee (see our RFP recommendations), the ward 7 councilperson, OCURA, and the president of the NEOKC Neighborhood Coalition
 - Current So8th residents desire to keep car congestion under control, especially for events and during weekends or nights when visitors will be coming to the area. City officials, neighborhood associations and any future Business Districts should work together to review public transportation options that support visitors to park and then take public transportation to key locations in the neighborhood

- Notes:
1. Single family residential in the General Urban Corridor or General Urban area should support density needed for retail and amenities. New single family residential lots should be 25'-30' wide for row houses. Existing residential lots with houses can remain with their existing dimensions and housing type.
 2. Commercial parking garages are permitted to be large than the 200' restriction. Building built on top or around the garage should follow the 200' restriction.
 3. There are many vacant lots in the area that could be used for surface parking while the So8th area is being developed. We also recognize that the area will require a certain density before a parking structure is financially viable. Surface parking that is visible from the street is permitted through a temporary variance that expires after 10 years. The Advisory Committee must advise on the decision to renew the variance.
 4. The plan shows 1 off-street parking spot per residential unit. This number was chosen to balance the need for cars, green spaces and the number of households needed to support commerce and recreation. In order to achieve more parking options for residents, developers can consider tandem parking, parking garages, and underground parking.
 5. In the General Urban area we recommend on-street parking permit for residents only 24/7. Similar cities such as Kansas city have permits for \$10 per car per year. This is subject to the OKC planning department budget and approval.



Oklahoma City
Water
Utilities Trust

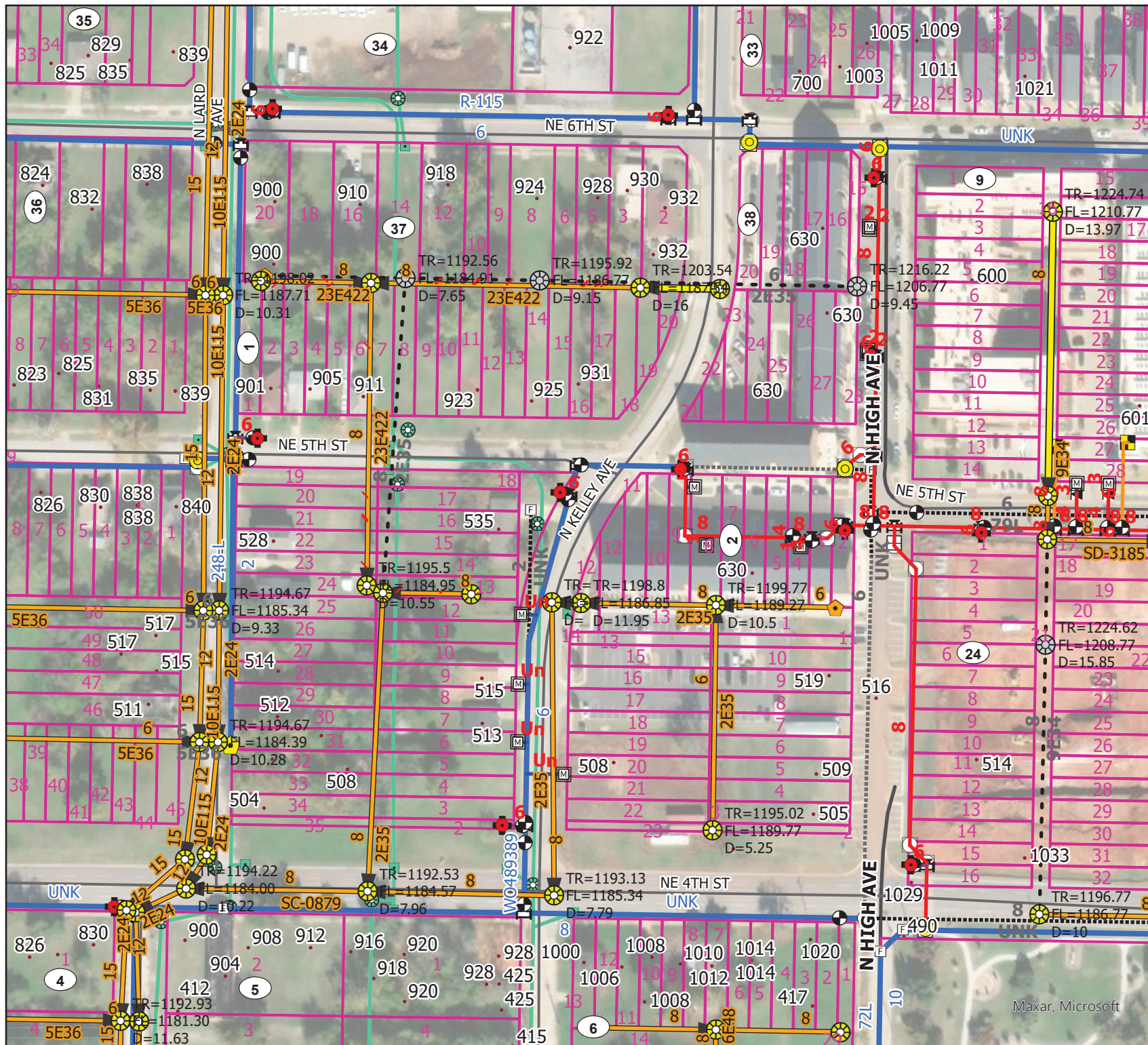
NE 5th & Laird Ave



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Created By: J. Dustin Segraves, P.E.
Date: 2/28/2024

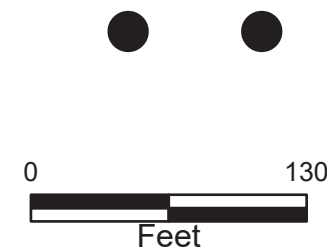




Oklahoma City
Water
Utilities Trust

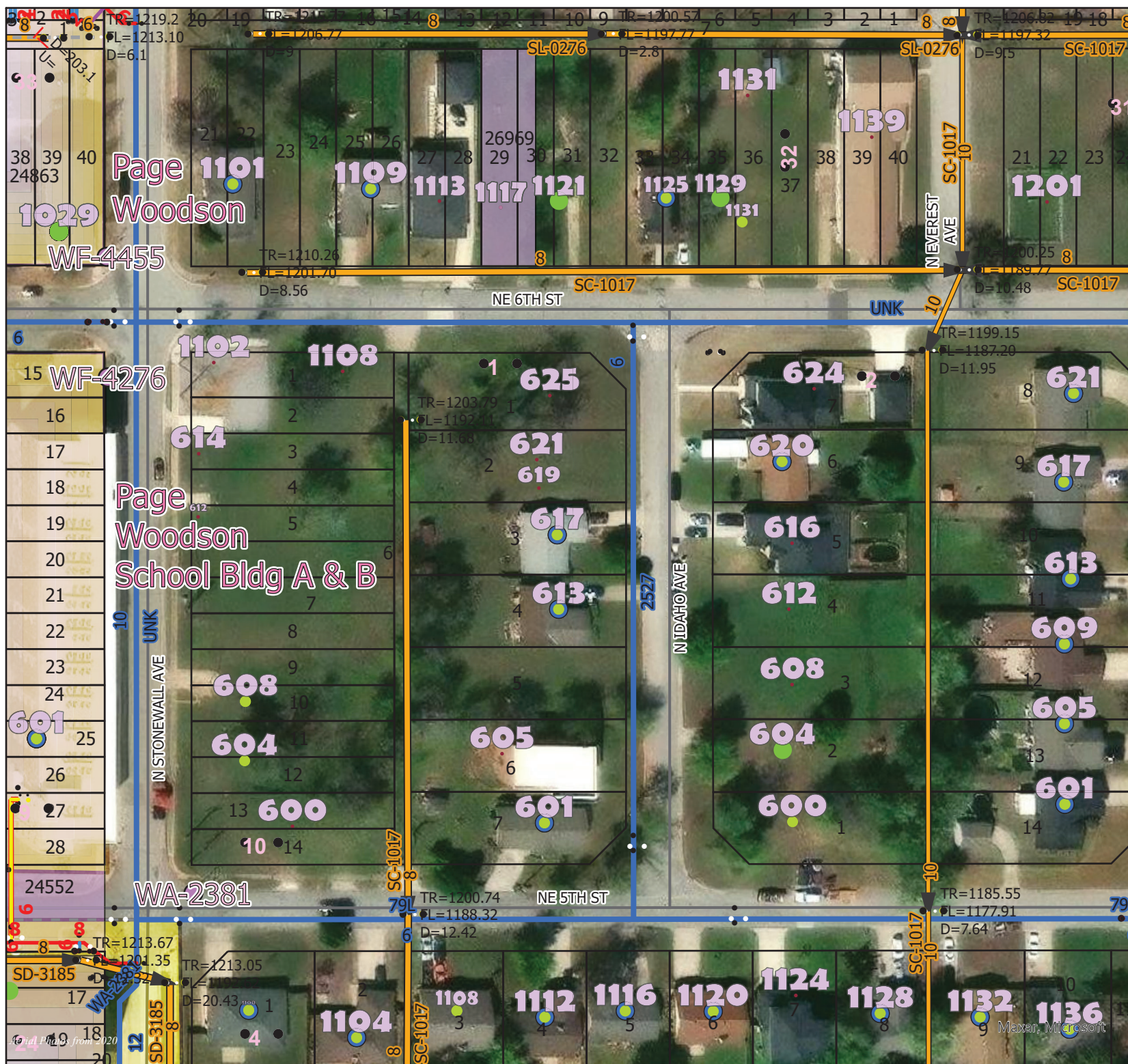
ATLAS

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Legend

- • Manhole
- Lateral
- Wastewater Main
- Abandoned/Remove
- Wastewater Main
- • Fire Hydrant
- Abandoned
- Water Main



2.1 Site Planning Standards

Note:

Site planning standards apply to all new houses regardless of architectural category

2.1.1 Property and Building Basics

Resubdivision / Lots Widths:

- Use existing lot dimensions where feasible (eg, avoid resubdivision)
- Typical existing lot dimensions are +/-50 feet wide by +/-120 feet deep
- Avoid assembly of multiple individual lots to create overly wide singular lots

Resubdivision / Block Sizes:

- In cases where large property assemblages lead to block level resubdivision, use existing prevailing block sizes as a guide
- Existing block sizes vary greatly but the standard typically Oklahoma City intown block is +/-300 feet wide by +/-630 feet long (curb-to-curb)
- Avoid resubdivision efforts that consolidate small blocks into larger blocks
- Be mindful of existing street patterns. Avoid cutting off through streets. Seek opportunities to align new streets with existing adjacent streets
- Avoid creating new cul-de-sacs

Building Set Backs:

- Match prevailing setback of existing houses within the block face
- If the block face does not have a prevailing set back, conform with adjacent blocks or neighborhoods
- Existing setbacks vary block to block but are typically between 20-30 feet

House Widths:

- Match prevailing house widths within the block face
- Existing house widths vary by type and location but a very common width is +/-30 feet

Sidewalks:

- Provide a main sidewalk (one for each unit) that leads directly from the front porch to the public sidewalk (or street curb where no sidewalk exists). Sidewalk width should be minimum 4'-0" where it touches the curb
- Sidewalks can have alternate secondary paths to connect to driveways but the driveway should not be the primary pedestrian access point

Foundations:

- Foundation/slab on grade/finish floor height should be 12" min; Foundation height to match prevailing height of surrounding homes on the block
- Crawl space/finish floor height should be 24" min

Building Orientation:

- All new houses (except for Category F) are required to have a porch; porch depth 6' minimum & width to match prevailing width of surrounding homes
- Houses to be oriented so that porches and doors face the street



2.1 Site Planning Standards

2.1.1 Property and Building Basics

Landscaping:

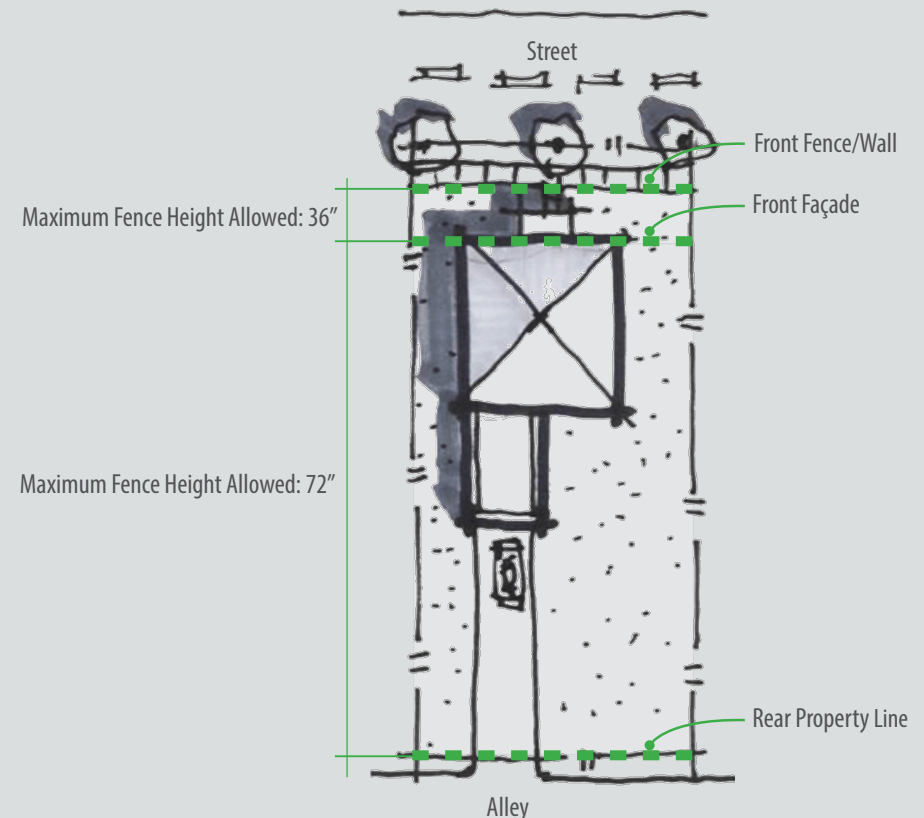
- Landscaping in the front yard is required including planting beds, foundation planting, yard trees and shrubs; landscaping plan to be provided for review
- Front yard landscaping should be used as an accent only and should not serve to block public view of the front yard or largely obstruct the view of the house
- Avoid the use of invasive or exotic species that are not native to the area (e.g., Bamboo)
- Development must include at least one 3" caliper or two 1.5" caliper new tree(s) in the front yard per unit developed

Fencing and Walls:

- Front yard fences/walls may be included at or near the front property line (within 5') in order to delineate front yards from the public sidewalk only in blocks where a front yard fence is prevailing
- Side yard fences/walls may be included parallel to the front façade of the house running between the house and the side property line in order to delineate the front yard from the side/year yards
- Side yard fences and back yard fences/walls may be included parallel or along the side property line in order to delineate individual lots from one another
- Fences may not be placed forward of the 40%
Fences/walls that are located anywhere between the front property line and the front façade of the house (regardless of parallel or perpendicular to the front façade) should be no more than 36" tall
- Fences/walls that are located anywhere behind the front façade of the house should be no more than 72" tall
- Fences/walls – regardless of location – should be decorative in design. The following materials are prohibited: concrete, concrete/cinder block, chain link, razor wire, chicken wire or similar



Example of acceptable fencing



2.1 Site Planning Standards

Examples of acceptable fencing style



Decorative



Height does not block façade



Decorative / Vegetated



Decorative / Vegetated



Pervious

Examples of prohibited fencing style



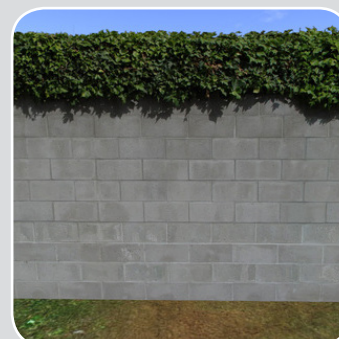
Prohibited material: chain link



Prohibited material: chain link



Prohibited material: chain link



Prohibited material: cement block



Prohibited material: chain link



Prohibited material: chain link



Height blocks façade



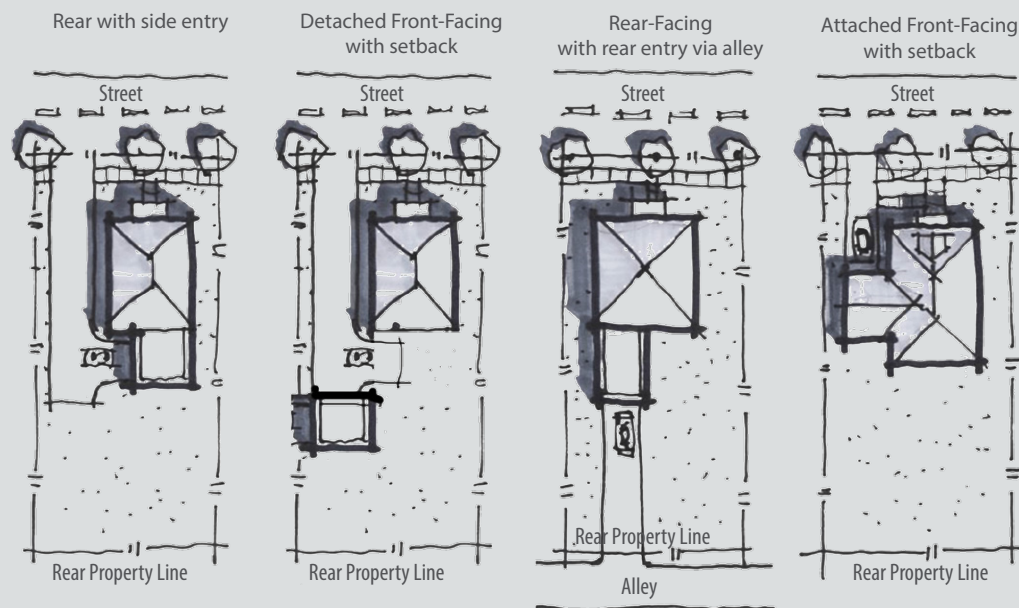
Height blocks façade



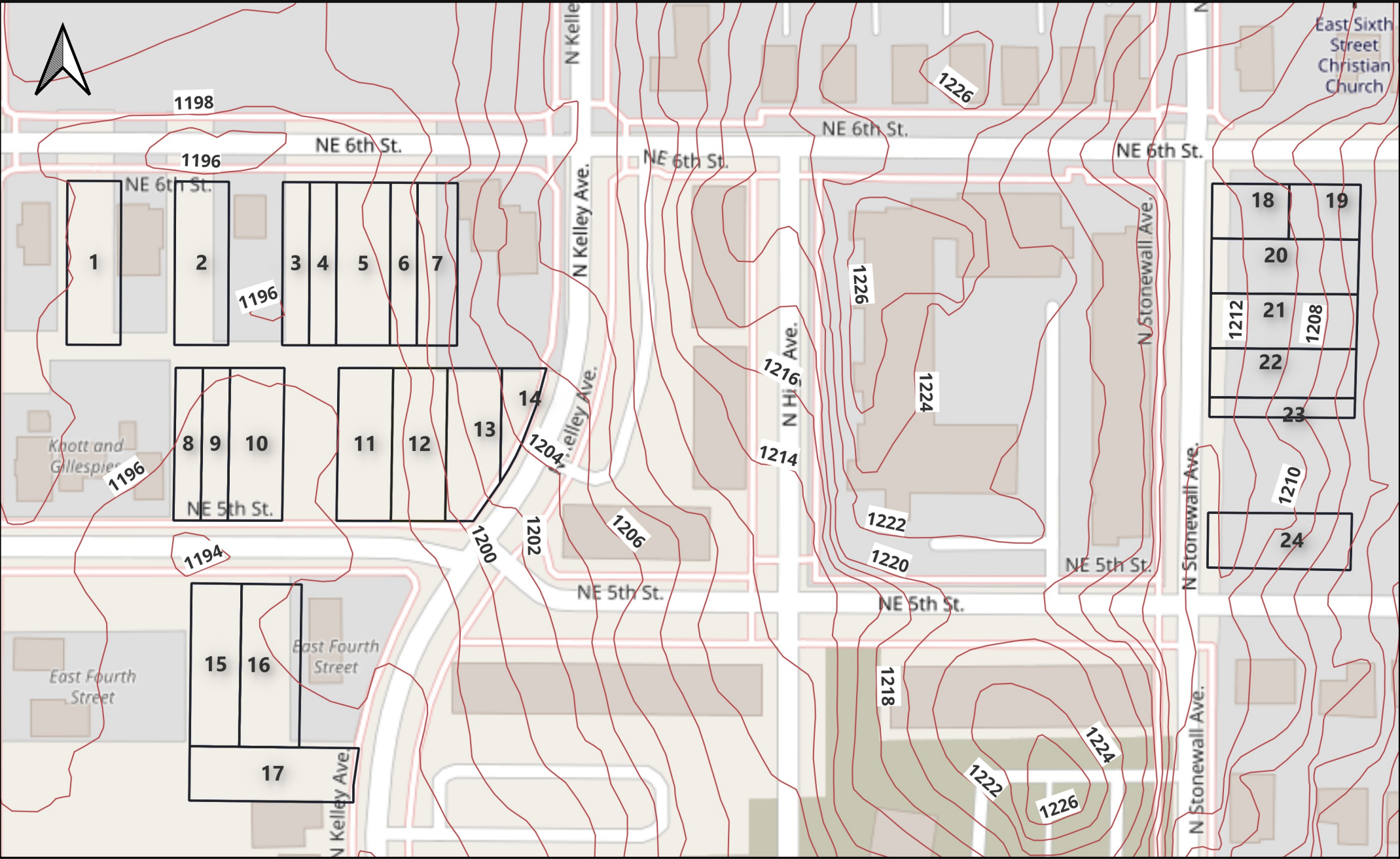
2.1 Site Planning Standards

2.1.2 Parking

- Garages should be located on the lot so as to NOT be the dominant physical feature
- Garages can be located to the side or the rear of the primary façade of the house (rear is preferred)
- Primary facades of front-facing garages should be at least 15 feet behind the primary façade of the house (the façade that includes the front door)
- Rear garages can be attached or detached
- Access garages via mid-block alleys where feasible. In locations where mid-block alleys are possible, driveways connecting to the front/primary street are prohibited
- Driveways should be no more than 10 feet in width for the entire length that extends beyond the primary front façade of the house
- Driveways can widen to up to 18' in width at a point that is behind the line of the primary house façade
- Driveways should be long enough so that parked vehicles do not block the sidewalk
- Shared driveways or alleys between lots are encouraged where feasible



Appendix D



So8th Area Contour Map (Feet)

End of Appendices