

# OKLAHOMA CITY

## URBAN RENEWAL AUTHORITY

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### RFP Pre-Submission Meeting Notes

RFP for Properties Located between NE 5th Street, Harrison Avenue and I-235

Date: Meeting July 27 at 10:00 am

**Q:** Does the RFP have a minimum amount of retail space that is required to include as part of the proposed development?

**A:** No, the amount of retail space proposed is up to the Developer. OCURA's design objectives require proposals to include an activated ground floor that engages the sidewalk and promotes a positive pedestrian experience. This could be through retail, restaurants or other commercial space. Priority should be given to the hard corners. Pedestrian and bicycle amenities are important and should be incorporated into the project.

**Q:** Does OCURA have a plan to assist moving or information about the power lines on Parcel 'B'?

**A:** No, however this is something OCURA could help explore and navigate, if necessary.

**Q:** Is there any affordable housing funding available for this to assist with development on this site?

**A:** City of Oklahoma City Resources

- [Tax Increment Financing](#)
  - Sites are located in the TIF #2: Downtown/MAPS Tax Increment District's Increment Area & District #11: Innovation Tax Increment District's Project Area.
- General Obligation Limited Tax Bond Affordable Housing Funds (approx. \$2 million currently available)
- City of OKC American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds – [RFP Residential Developers for the Construction/Rehab of Affordable Housing](#)

Additional Resources

- [Oklahoma Housing Finance Agency](#) – Developer Financing

**Q:** How are TIF funds administered?

**A:** Generally, funds are issued after the project comes online and the tax payment is made.  
*Note: On the issuing of funds, other options do exist. (This process is not controlled by OCURA)*

**Q:** Can hotels be incentivized on these parcels?

**A:** These parcels fall outside of the zone in which the City of Oklahoma City shall not subsidize or provide any public contribution to another hotel. Public incentives are analyzed by a project-by-project bases provided that the need and appropriateness is demonstrated by financial and market circumstances.

**Q:** Is the City of Oklahoma City receptive to making safety considerations for pedestrians around the development area?

**A:** The City of Oklahoma City has adopted various different strategies to support pedestrian safety. OCURA is willing to help facilitate and explore options through the City with the developer.

**Q:** Has OCURA received an appraisal on the parcels included in this RFP?

**A:** No, however OCURA is required to dispose of property for no less than fair value. This will require a fair value appraisal be completed prior to entering into a redevelopment agreement. *Note: On Parcel 'A' OCURA has an obligation to reimburse \$250,000 upon termination of a previous redevelopment agreement (this will be terminated before we enter into a new redevelopment agreement) and for Parcel 'B' OCURA desires to recuperate the \$186,085.80 used to purchase that parcel at a minimum.*

**Q:** Is the existing parking lot on Parcel 'A' part of the development site?

**A:** Yes, the surface parking lot on the Parcel 'A' is leased by OCURA to PLICO, Inc., which owns and occupies the building immediately to the west of the Property. Prospective developers are asked to demonstrate accommodation within the proposed development of parking to be used by PLICO, of no less than 20 parking spaces. Such parking may be subject to reasonable terms to be negotiated with PLICO.

**Q:** Are there minimum building height requirements required by OCURA?

**A:** OCURA defers to current zoning requirements. OCURA did complete rezoning Parcel 'B', and as such, both Parcels are now within the Downtown Business District (DBD) zoning district. The DBD does not have a maximum height however minimum height standard is 3 stories or 50ft on all street frontages.

Additionally, according to the Downtown Development Framework, this site was identified as General Urban as defined below:

General Urban areas are very diverse with low-, medium-, and high-density, horizontally mixed-use characteristics that primarily include single-use office and residential structures with a limited number of vertically mixed

structures. Housing typologies include townhomes, flats, and 2-4 story walkup single-family residences generally around 12 du/acre, and multi-story apartment buildings of more than 50 du/ acre. Ground floor commercial space tends to be scattered throughout General Urban areas, unlike clustered within Commercial Corridors. Setbacks and heights can vary more than other typologies. General Urban typology mixes new construction with historic structures, many of which may be only a single story in height. Pedestrian and vehicular traffic is less active than most other districts.

**Q:** Is it required for the proposal to include a development plan for both Parcels 'A' & 'B'; can you submit a proposal on one Parcel and not the other?

**A:** OCURA is willing to entertain proposals that only include one of the parcels included in the RFP.

**Q:** Is the Harrison Ave bridge over I-235, the northern most boundary to Parcel 'B', the highway cap proposed?

**A:** No, the proposed bridge expansion is on the NE 10<sup>th</sup> St & Interstate-235 (proposed in the [Oklahoma City Innovation District and Capitol Environs Land Use Plan](#)) – Through the [MAPS4 Innovation District project the City of OKC](#) is exploring connectivity in and around the district and a final determination will be made in the future.

**Q:** Has OCURA completed an environmental site assessment for these parcels?

**A:** Environmental site assessments have not been completed for these parcels, OCURA will work with the City of OKC Brownfield Program to have the assessment completed.