

23rd STREET CORRIDOR PROJECT PLAN

Prepared By:

The City of Bethany, Oklahoma

KP Westmoreland, Mayor

City Council:

Amanda Sandoval-Lopez	Ward 1
Paul Todd	Ward 1
Matthew Goodwin	Ward 2
Steve Palmer	Ward 2
John Herren	Ward 3
Kathy Larsen	Ward 3
SR Hunter	Ward 4
Jeff Knapp	Ward 4

Phillip J. Cole, Interim City Manager

with the assistance of:



CENTER FOR ECONOMIC
DEVELOPMENT LAW

301 North Harvey, Suite 100
Oklahoma City, Oklahoma 73102
(405) 232-4606 | www.econlaw.com

23rd STREET CORRIDOR PROJECT PLAN

I. DESCRIPTION OF PROJECT

The 23rd Street Corridor Project Plan is a project plan as defined under the Local Development Act, 62 O.S. § 850, *et seq.* (“Act”), and is referred to here as the “Project Plan.” The Project Plan provides the economic structure and funding to construct needed public improvements and stimulate additional private development within a certain area of Bethany primarily centered around Northwest 23rd Street and immediately surrounding environs described in the City of Bethany’s Comprehensive Plan 2030 as the “23rd Street Corridor” (“Project”). The Project Plan is considered to be a critical element in fostering public-private partnerships to create a continuing stimulus for economic revitalization. The establishment of a new increment district will provide critical funding for public improvements and help induce private investment through the establishment of an active incentivization program focused on retail, office and residential growth. Public projects will also stimulate private investment in the area in the form of the new construction, redevelopment, and renovation and restoration of existing buildings and façades.

This Project Plan is aspirational as there are many unknowns related to exactly how the Project Area will develop or precisely when various public and private improvements will occur. However, through committed adherence to this Plan and related efforts and the deliberate application of resources, continual progress towards a more livable Bethany—a city with a thriving commercial and mixed-use district along the 23rd Street Corridor—is achievable.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICT

The Project Area and Increment District boundaries are shown on the illustration in the attached Exhibit A. The Project Area generally covers the 23rd Street Corridor, as described in the City’s Comprehensive Plan—parcels adjacent to Northwest 23rd Street from North Council Road to North Peniel Avenue. The Increment District generally consists of undeveloped or underdeveloped parcels along Northwest 23rd Street between Council Road and North Peniel Avenue. A legal description of the Project Area is provided in Exhibit B, and a legal description for the Increment District is provided in Exhibit C.

III. ELIGIBILITY OF PROJECT AREA

The Project Area is partially located within an enterprise zone, as defined by Section 853(6) of the Act, and qualifies as a reinvestment zone, as defined in Section 853(17) of the Act.

IV. OBJECTIVES

The principal objectives of the Project and the Increment District are:

- A. The construction of infrastructure necessary to catalyze retention and expansion of employment opportunities, to attract major investment in the area, and to reverse economic stagnation.
- B. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Projects and the apportionment of incremental tax revenues.
- C. To stimulate private commitments to invest, reinvest, redevelop, and revitalize the underperforming 23rd Street Corridor.
- D. To create an attractive, viable commercial and mixed-use area along the City's 23rd Street Corridor to serve residents and visitors.
- E. To create viable redevelopment prospects at key locations that provide entrepreneurs and developers with key locations for targeted reinvestment.

V. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the Project, including all necessary, appropriate and supportive steps will consist principally of the following:

- A. Project planning, design, and approval.
- B. Public infrastructure improvements.
- C. Development and rehabilitation of retail, office, residential, and mixed-use projects.
- D. Enhancement of existing businesses and encouragement of new businesses.
- E. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing and construction by private developers, as authorized by the Local Development Act.

VI. ESTABLISHMENT OF THE INCREMENT DISTRICT

- A. This Project Plan establishes one Increment District, identified herein as Increment District A, which is an ad valorem and sales tax increment district.
 - 1. The ad valorem increment from Increment District A shall be those ad valorem taxes in excess of taxes produced by the base assessed value of Increment District A, as determined by the Oklahoma County Assessor in accordance with Section 862 of the Act.
 - 2. The sales tax increment shall be ninety percent (90%) of the City's undedicated sales tax revenues generated by each project within Increment District C undertaken pursuant to an approved development or redevelopment agreement under which development financing assistance is provided from sales tax. The development or redevelopment agreement shall clearly identify the project from which the increment is generated and shall require the

developer to provide information regarding the amount of sales taxes generated by the project and paid to the City.

3. The increment of ad valorem and sales taxes from Increment District A may be apportioned from time to time to pay Project Costs (as defined in Section VIII, below) authorized by Section VIII of this Plan for a period not to exceed 25 fiscal years or the period required for the payment of such authorized Project Costs, whichever is less.
 4. Increment District A shall commence as of the date determined by the City Council of the City of Bethany in accordance with Section 856(B) of the Act. Increment District A will be assigned a number (*e.g.*, Increment District No. 5) when it becomes effective by action of the Bethany City Council, as required by Section 856(B)(3) of the Act.
- B. During the period of apportionment, the apportionment fund (1) shall be available to pay Project Costs under Section VIII, (2) shall constitute special funds of the City of Bethany (“City”), or, at the direction of the City, another public entity designated by the City, and (3) shall not be subject to annual appropriation as a part of the general fund of the City.

VII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

- A. The City is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto as provided in Section 854 of the Act.
- B. The Bethany Development Authority (“BDA”), or another public entity designated by the City, is authorized and designated to carry out implementation actions for the project, including all necessary, appropriate, and supportive steps pursuant to development or redevelopment agreements with private developers and to provide assistance in development financing consistent with the provisions of such development and redevelopment agreements. Such public entity is also authorized and designated to carry out those provisions of the project related to issuance of bonds or notes as provided in Sections 854(B) and 863 of the Act, subject to approval of the governing body of the City of any specific notes or bonds. BDA is authorized to assist in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13 and 16 of Section 854. As a public entity designated by the City, BDA, or another public entity designated by the City, is authorized to: (1) issue tax apportionment bonds or notes, or both; (2) pledge revenues from current and future fiscal years to repayment; (3) incur Project Costs pursuant to Section VIII of this Project Plan; (4) provide funds to or reimburse the City for the payment of Project Costs and other costs incurred in support of the implementation of the project; and (5) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them. As authorized in Section VI(B) above, during each respective period of apportionment,

the apportionment fund shall constitute funds of BDA or an alternative entity authorized by the City and shall not constitute a part of the general fund to be appropriated annually by the City Council.

- C. The City Manager, Phillip J. Cole, his successor in office, or another designee of the City Manager shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan.
- D. Initiation of the consideration and approval process for development proposals seeking assistance in development financing within the Project Area shall be undertaken by City staff and BDA, acting under such procedures as each may prescribe from time to time. Prior to expenditure of funds from the Increment District established under this Project Plan, the proposed development and budgetary allocation of increment shall be considered by City staff and BDA. Any allocation of increment shall be pursuant to development or redevelopment agreements with private developers or designated public entities.

VIII. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM THE INCREMENT DISTRICT[S].

- A. The Project Costs will be financed by the apportionment of ad valorem and sales tax increments from the Increment District. The Project Costs categories are:

Public Improvements	\$ 8,000,000
Assistance in Development Financing	\$ 17,500,000
<u>Administration / Contingency</u>	<u>\$ 2,500,000</u>
TOTAL	\$ 28,000,000

Plus financing costs, costs of issuance, necessary or appropriate reserves, and interest on repayment of Project Costs, including, where authorized, interest on assistance in development financing.

- B. The tax increment revenues expected to be generated from the Increment District and authorized for payment of Project Costs within the Project Area are as follows:

Ad Valorem Increment	\$ 15,000,000
<u>Sales Tax Increment</u>	<u>\$ 13,000,000</u>
TOTAL	\$ 28,000,000

- C. Assistance in Development Financing consists of public support provided to a private developer pursuant to a legally enforceable development or redevelopment agreement to ensure the delivery of the project or specific portions thereof. Assistance in development financing will be provided only for projects that are determined, in the City's discretion: (1) to meet the City's approved development goals and objectives for

the Project Area and (2) to provide adequate consideration and public benefit in return for the public investment.

- D. Additional costs necessary or appropriate to implement this Project Plan that are to be financed by other than apportioned tax increments may be approved by the City at any time. The provisions of this Section VIII are not a limitation on project related costs to be financed by sources other than apportioned tax increments.

IX. FINANCING PLAN AND REVENUE SOURCES

- A. Financing Plan. Some Project Costs, in anticipation of private investment, may be financed and funded by the City from apportioned tax increments or from sources other than apportioned tax increments, through the issuance of tax apportionment revenue notes, which may be repaid once increment is generated by the development within an Increment District. Private developers within the Project Area may be required to construct the necessary improvements for specific projects at their initial expense, and the financing of such private developments will be provided by private sources. Other Project Costs incurred in connection with the implementation of this Project Plan will be financed on a pay-as-you-go basis.
- B. Financing Authorizations. The implementation of the Project Plan shall be financed in accordance with financial authorizations, including both fund and asset transfers, authorized from time to time by the City and/or BDA, as appropriate.
- C. Financing Revenue Sources. The revenue sources expected to finance Project Costs authorized by Section VIII are the portion of the increments attributable to investment and development within the Increment District. Project Costs will be paid by the City and/or BDA. Increment generated from within the Increment District will provide the funding of Project Costs to be paid by the City and/or BDA.
- D. Financial Reports and Audits. The development activities undertaken by the City, pursuant to this Project Plan, shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.
- E. Other Necessary and Supporting Costs. BDA, or another public entity designated by the City, is authorized to issue bonds and notes and to apply for and obtain grants from other sources for costs incurred or to be incurred in connection with the project and the construction of improvements therein in addition to Project Costs to be financed pursuant to Section VIII.

X. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

- A. Private and Public Investments Expected from the Project and Increment District. Given the scope of the project objectives, the density of the desired development, and the timeframe for implementation of the project, the total private investment is anticipated to exceed \$45 million over the life of the Project Plan. Additional private

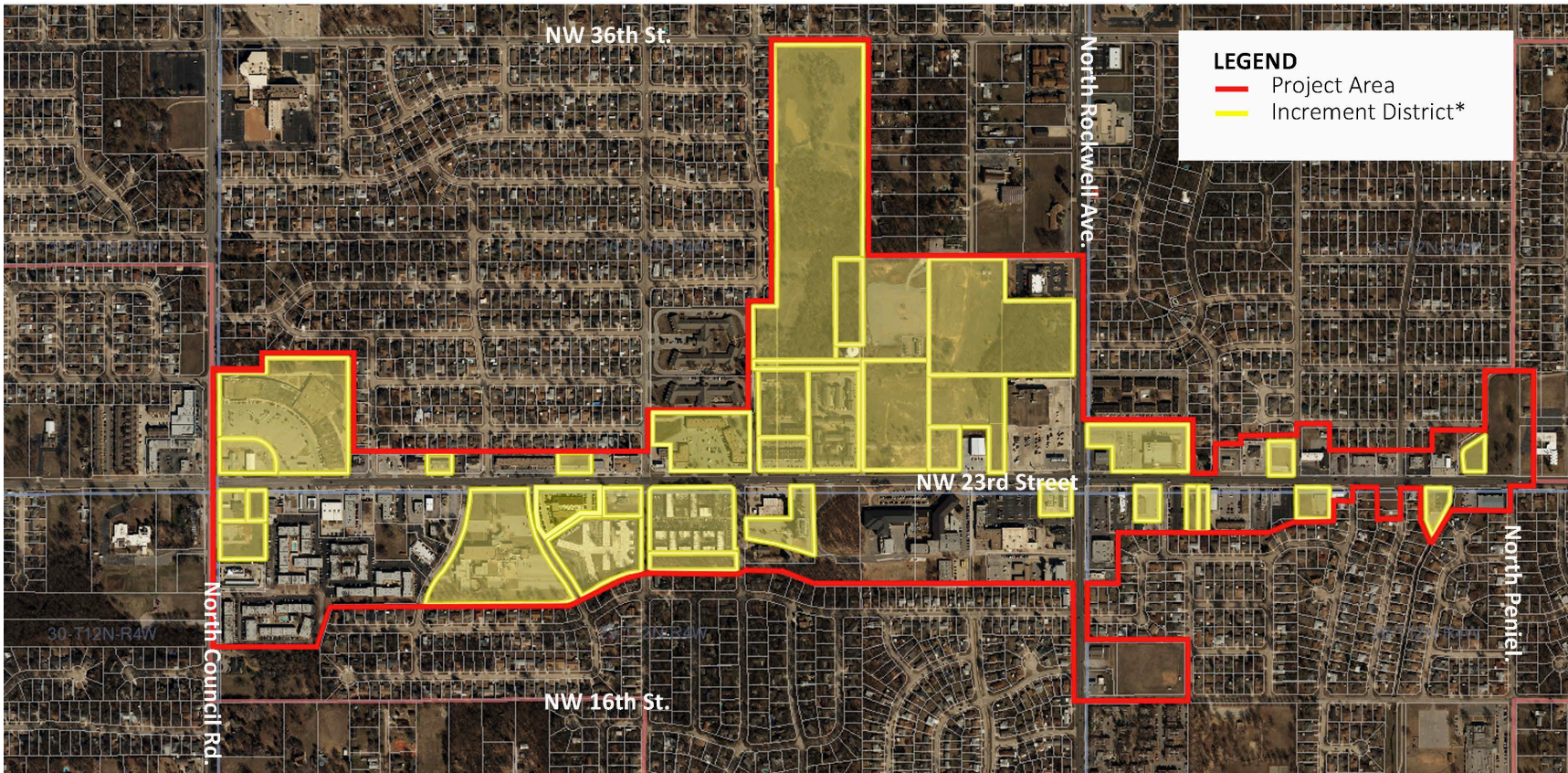
investment is anticipated as growth in the area continues. These private investments are in addition to an estimated \$22 million in aggregate public investment.

- B. Public Revenue Estimated to Accrue from the Project and Increment District. The estimated incremental increases in ad valorem and sales tax revenue, which will serve as the revenue source for financing the Project Costs authorized by Section VIII, is the public revenue directly attributable to the project defined by establishment of the Increment District. Both the City and the State will experience increases in tax revenues that are not a part of the Increment District. Ad valorem taxing entities will experience additional revenues from increasing values of the Project Area and other property near the project. The development anticipated by the project will not result in a measurable increase in demand for services by or in costs to the affected taxing entities. The impacts on business activities within the Increment District are positive. The economic benefits of the project for the City, the affected taxing jurisdictions, and business activities indicate positive financial impacts for the community as a whole. The aggregate impacts on the City from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV.

XI. LAND USE

Existing uses and conditions of real property in the Increment District are shown on the attached Exhibit D. A map showing the proposed improvements to and proposed uses of the real property in the Increment District are shown on the attached Exhibit E. No zoning or Comprehensive Plan changes are necessary to accommodate the Project.

EXHIBIT A
NW 23rd Street
Project Area Illustration



* Solid yellow lines indicate tax parcels included in the Increment District.

EXHIBIT B: PROJECT AREA LEGAL DESCRIPTION

All of that portion of the following described tract of land lying within the limits of the City of Bethany Oklahoma:

A tract of land being a part of Sections 19, 20, 21, 28, 29 and 30 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the centerline of N.W. 23rd Street and the West right-of-way line of Council Road, said point being the POINT OF BEGINNING;

THENCE North along and with the West right-of-way line of Council Road 660 feet to the extended North line of a tract of land recorded in Book 12743, Page 1430;

THENCE East along and with the extended North line of said tract of land recorded in Book 12743, Page 1430 to the extended West line of Block 11 as shown on the recorded plat DEVILLE PARK;

THENCE North along and with the extended West line of said Block 11 to the Southwest Corner of Lot 6 Block 11 of said DEVILLE PARK;

THENCE East along and with the South line of said Block 11 to the Northwest Corner of Lot 7 Block 12 of said DEVILLE PARK;

THENCE South along and with the West line of said Block 12 to the Southwest Corner of Lot 1 of said Block 12;

THENCE East along and with the South line of said Block 12 and the South line of Lots 9 through 1 Block 6 extended and the South line of Block 5 of said DEVILLE PARK to the Southeast Corner of Lot 1 Block 5 of said DEVILLE PARK;

THENCE North along and with the West right-of-way line of Glade Avenue to the extended South line of Lot 2 Block 2 as shown on the recorded plat MERRITT SECOND ADDITION;

THENCE East along and with the extended South line of said Lot 2 Block 2 to the Southeast Corner of said Lot 2 Block 2;

THENCE North along and with the East line of said Block 2 to the South line of the recorded plat CARLSON ESTATES SECTION 2;

THENCE East along and with the South line of said CARLSON ESTATES SECTION 2 to the Southeast Corner of said CARLSON ESTATES SECTION 2;

THENCE North along and with the East line of said CARLSON ESTATES SECTION 2 to the South line of the recorded plat CARLSON ESTATES;

THENCE East along and with the South line of said CARLSON ESTATES to the Southeast Corner of said CARLSON ESTATES;

THENCE North along and with the East line of said CARLSON ESTATES extended to the North right-of-way line of N.W. 30th Street;

THENCE East along and with the North right-of-way line of N.W. 30th Street to the East right-of-way line of Wilburn Avenue;

THENCE South along and with the East right-of-way line of Wilburn Avenue to the North right-of-way line of N.W. 27th Street;

THENCE East along and with the North right-of-way line of N.W. 27th Street to the East right-of-way line of Rockwell Avenue;

THENCE South along and with the East right-of-way line of Rockwell Avenue to a point on the South line of a tract of land recorded in Book 13494, Page 1790, said point being approximately 330 feet North of the South line of Section 21 T12N R4W;

THENCE East along and with the South line of said tract of land recorded in Book 13494, Page 1790 to a point on the West line of Lot 18 Block 6 as shown on the recorded plat WESTERN OAKS ADDITION;

THENCE South along and with the West line of said Block 6 to the North right-of-way line of N.W. 23rd Street;

THENCE East along and with the North right-of-way line of N.W. 23rd Street to the West right-of-way line of North Oakridge Drive;

THENCE North along and with the West right-of-way line of North Oakridge Drive to a point 140 feet South of the Northeast Corner of Lot 18 Block 6 of said WESTERN OAKS ADDITION;

THENCE East to a point on the East right-of-way line of North Oakridge Drive, 144 feet South of the Northwest Corner of Lot 13 Block 1 of said WESTERN OAKS ADDITION;

THENCE East parallel with and 144 feet South of the North line of said Lot 13 Block 1 to the East line of said Lot 13 Block 1 WESTERN OAKS ADDITION;

THENCE North along and with the East line of said Lot 13 Block 1 WESTERN OAKS ADDITION to the Southwest Corner of Lot 13 Block 1 as shown on the recorded plat REPLAT OF LOTS 2-8, BLOCK 1, GRANT'S ADDITION;

THENCE East along and with the South line of said REPLAT OF LOTS 2-8, BLOCK 1, GRANT'S ADDITION to the West right-of-way line of North Mueller Avenue;

THENCE North along and with the West right-of-way line of North Mueller Avenue to the North right-of-way line of N.W. 24th Street;

THENCE East along and with the North right-of-way line of N.W. 24th Street to the extended West line of Lot 7 Block 1 as shown on the recorded plat ANDYS SUBDIVISION;

THENCE South along and with the extended West line of said Lot 7 Block 1 to the Southwest (SW) Corner of said Lot 7 Block 1;

THENCE East along and with the South line of Lots 7 through 1 Block 1 of said ANDYS SUBDIVISION extended to the Southwest Corner of Lot 3 Block 3 as shown on the recorded plat ANDYS 2ND SUBDIVISION;

THENCE East along and with the South line of Lots 3 through 1 of said Block 3 to the Southeast Corner of said Lot 1 Block 3;

THENCE North along and with the East line of said Lot 1 Block 3 extended to the North right-of-way of N.W. 24th Street;

THENCE East along and with the North right-of-way line of N.W. 24th Street to the Southeast Corner of Lot C Block 1 of said ANDY'S 2ND SUBDIVISION;

THENCE North along and with the East line of said Lot C extended to the North right-of-way line of N.W. 25th Street;

THENCE East along and with the North right-of-way line of N.W. 25th Street to a point on the West line of Block 10 as shown on the recorded plat TANGLEWOOD HILLS SECTION 4;

THENCE South along and with the West line of said Block 10 to the Southwest Corner of said Block 10;

THENCE East along and with the South line of said Block 10 approximately 90 feet;

THENCE South to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the East right-of-way line of Peniel Avenue;

THENCE South along and with the East right-of-way line of Peniel Avenue to the extended North line of Lot 1 Block 3 as shown on the recorded plat WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the North line of Lots 1, 7 and 8 of said Block 3 to the Northwest Corner of said Lot 8 Block 3;

THENCE Southwest along and with the West line of Lots 8 and 9 of said Block 3 to the Southwest Corner of said Lot 9 Block 3;

THENCE Northwest to the South Corner of Lot B Block 4 as shown on the recorded plat BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE Northwest and North along and with the West line of said Lot B to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the East right-of-way line of College Avenue;

THENCE South along and with the East right-of-way of College Avenue to the Southwest Corner of Lot 3 Block 4 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West to the Southeast Corner of Lot 38 Block 5 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the South line of said Lot 38 Block 5 to the Southwest Corner of said Lot 38 Block 5;

THENCE North along and with the West line of Lots 38 through 40 of said Block 5 to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the East right-of-way line of Gleason Avenue;

THENCE South along and with the East right-of-way line of Gleason Avenue to the Southwest Corner of Lot 1 Block 5 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West to the Southeast Corner of Lot 1 Block 7 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the South line of said Lot 1 Block 7 to the Southwest Corner of said Lot 1 Block 7;

THENCE South along and with the West line of Lots 2 and 3 of said Block 7 to the Southeast Corner of Lot C Block 7 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the South line of said Lot C Block 7 to the Southwest Corner of said Lot C Block 7, said point being the Northeast Corner of Block 1 as shown on the recorded plat LANDIS MAY ADDITION;

THENCE Westerly along and with the North line of said LANDIS MAY ADDITION to the Northwest Corner of said LANDIS MAY ADDITION, said point being the Northeast Corner of Lot 3 Block 1 as shown on the recorded plat WESTERN VIEW ADDITION;

THENCE West along and with the North line of said Block 1 extended and the North line of Block 2 of said WESTERN VIEW ADDITION to the Northwest Corner of said Block 2;

THENCE South along and with the West line of said Block 2 to the Northeast Corner of Block 9 as shown on the recorded plat WESTERN VIEW ADDITION SECTION 2;

THENCE West along and with the North line of said Block 9 to the East right-of-way line of Rockwell Avenue;

THENCE South along and with the East right-of-way line of Rockwell Avenue to the Southwest Corner of Block 8 of said WESTERN VIEW ADDITION SECTION 2;

THENCE East along and with the South line of said WESTERN VIEW ADDITION SECTION 2 and said WESTERN VIEW ADDITION to the West right-of-way line of Willow Avenue;

THENCE South along and with the West right-of-way line of Willow Avenue to the South right-of-way line of N.W. 19th Street;

THENCE West along and with the South right-of-way line of N.W. 19th Street to the West right-of-way line of Rockwell Avenue;

THENCE North along and with the West right-of-way line of Rockwell Avenue to the Northeast Corner of Block 1 as shown on the recorded plat LAKEWOOD;

THENCE West along and with the North line of said Block 1 to the Northwest Corner of said Block 1, said point being the Northeast Corner of Block 4 of the recorded plat SECTION 5 DON BROWN'S WESTERN OAKS ADDITION;

THENCE Westerly along and with the North line of said Block 4 extended to the Northeast Corner of Lot 1 as shown on the recorded plat SECTION 4 DON BROWN'S WESTERN OAKS ADDITION;

THENCE West along and with the North line of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION to the Northwest Corner of Lot 4 of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION;

THENCE Westerly to the Northeast Corner of the recorded plat DEVILLE PARK THIRD ADDITION;

THENCE Westerly along and with the North line of said DEVILLE PARK THIRD ADDITION to the Northwest Corner of Lot 7 Block 3 of said DEVILLE PARK THIRD ADDITION;

THENCE Southwesterly along and with the West line of Lot 7 Block 3 extended and the West line of Lot 7 Block 4 of said DEVILLE PARK THIRD ADDITION to a corner on the West line of said Lot 7 Block 4, said corner being 39.56 feet North of the Southwest Corner of said Lot 7 Block 4;

THENCE West to the West right-of-way line of Council Road;

THENCE North along and with the West right-of-way line of Council Road to the POINT OF BEGINNING.

EXHIBIT C: INCREMENT DISTRICT LEGAL DESCRIPTION

A tract of land being a part of Sections 20, 21, 28, and 29 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at a point on the North right-of-way line of N.W. 23rd Street and the East right-of-way line of Council Road 50 feet North of and 50 feet East of the Southwest Corner of said Section 20, said point being the POINT OF BEGINNING;

THENCE North 610 feet to the Northwest Corner of a tract of land recorded in Book 12743, Page 1430;

THENCE East along and with the North line of said tract of land recorded in Book 12743, Page 1430 to the extended West line of Block 11 as shown on the recorded plat DEVILLE PARK;

THENCE North along and with the extended West line of said Block 11 to the Southwest Corner of Lot 6 Block 11 of said DEVILLE PARK;

THENCE East along and with the South line of said Block 11 to the Northwest Corner of Lot 7 Block 12 of said DEVILLE PARK;

THENCE South along and with the West line of said Block 12 extended to the North right-of-way line of N.W. 23rd Street;

THENCE West along and with the North right-of-way line of N.W. 23rd Street to the POINT OF BEGINNING

AND

The West 147.57 feet of Block 2 as shown on the recorded plat DEVILLE PARK FIFTH ADDITION

AND

The East 193 feet of the West 600 feet of Block 1 as shown on the recorded plat DEVILLE PARK FIFTH ADDITION

AND

Beginning at the Northeast Corner of Lot 1 Block 4 as shown on the recorded plat CARLSON ESTATES, said point being the POINT OF BEGINNING;

THENCE East along and with the South right-of-way line of N.W. 30th Street to the West right-of-way line of Wilburn Avenue;

THENCE South along and with the West right-of-way line of Wilburn Avenue to the South right-of-way line of N.W. 27th Street;

THENCE East along and with the South right-of-way line of N.W. 27th Street to a point 450' West of the East line of said Section 20;

THENCE South 220' to the Southwest Corner of a tract of land recorded in Book 7080, Page 1686;

THENCE East along and with the South line of said tract of land recorded in Book 7080, Page 1686 to the West right-of-way line of Rockwell Avenue;

THENCE South along and with the West right-of-way line of Rockwell Avenue to a point 620 feet North of the South line of said Section 20;

THENCE West parallel with and 620 feet North of the South line of said Section 20 a distance of 400 feet;

THENCE South parallel with the East line of Section 20 to the North right-of-way line of N.W. 23rd Street;

THENCE West along and with the North right-of-way line of N.W. 23rd Street to the East line of Lot 3 Block 1 as shown on the recorded plat CARLSON FARMS, SECTION 1;

THENCE North along and with the East line of said Lot 3 Block 1 to the Northeast Corner of said Lot 3 Block 1;

THENCE West along and with the North line of said Lot 3 Block 1 to the Northwest Corner of said Lot 3 Block 1;

THENCE South along and with the West line of said Lot 3 Block 1 to the North right-of-way line of N.W. 23rd Street;

THENCE West along and with the North right-of-way line of N.W. 23rd Street to the Southeast Corner of Lot 1 Block 1 as shown on the recorded plat MERRITT FIRST ADDITION;

THENCE North along and with the East line of said Lot 1 Block 1 extended to a point 13 feet North of the Northeast Corner of said Lot 1 Block 1;

THENCE West parallel with and 13 feet North of the North line of said Lot 1 Block 1 to the East right-of-way line of Glade Avenue;

THENCE North along and with the East right-of-way line of Glade Avenue to the South line of Lot 2 Block 2 as shown on the recorded plat MERRITT SECOND ADDITION;

THENCE East along and with the extended South line of said Lot 2 Block 2 to the Southeast Corner of said Lot 2 Block 2;

THENCE North along and with the East line of said Block 2 to the South line of the recorded plat CARLSON ESTATES SECTION 2;

THENCE East along and with the South line of said CARLSON ESTATES SECTION 2 to the Southeast Corner of said CARLSON ESTATES SECTION 2;

THENCE North along and with the East line of said CARLSON ESTATES SECTION 2 to the South line of the recorded plat CARLSON ESTATES;

THENCE East along and with the South line of said CARLSON ESTATES to the Southeast Corner of said CARLSON ESTATES;

THENCE North along and with the East line of said CARLSON ESTATES to the POINT OF BEGINNING.

AND

Beginning 200 feet North of and 50 feet East of the Southwest Corner of said Section 21, said point being the POINT OF BEGINNING;

THENCE North 130 feet;

THENCE East 610 feet;

THENCE South 280 feet;

THENCE West 460 feet;

THENCE North 150 feet;

THENCE West 150 feet to the POINT OF BEGINNING;

AND

Beginning at the Southeast Corner of Lot 9 Block 1 as shown on the recorded plat GRANT'S ADDITION, said point being the POINT OF BEGINNING;

THENCE South 200 feet;

Thence West 125.20 feet;

THENCE South 200 feet;

THENCE East 125.20 feet to the POINT OF BEGINNING;

AND

Lots 1 through 9 in Block 2 as shown on the recorded plat ANDY'S 2ND SUBDIVISION, Less & Except the following:

Beginning at the Northwest Corner of Lot 3 of said Block 3, said point being the POINT OF BEGINNING;

THENCE East 127.28 feet;

THENCE Southwest 114.51 feet;

THENCE Southwest on a curve 42.88 feet;

THENCE North 91.30 feet to the POINT OF BEGINNING.

AND

All of Lot B Block 4 as shown on the recorded plat BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION

AND

All of Lot C Block 7 as shown on the recorded plat BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION

AND

Beginning at the Northeast Corner of Lot 1 Block 10 of the recorded plat WESTERN VIEW ADDITION SECTION 2, said point being the POINT OF BEGINNING;

THENCE East 135.75 feet;

THENCE South 280 feet;

THENCE West 135.75 feet;

THENCE North 280 feet to the POINT OF BEGINNING.

AND

Beginning 487 feet East of and 50 feet South of the Northwest Corner of the NW/4 of said Section 28, said point being the POINT OF BEGINNING;

THENCE South 214 feet;

THENCE West 152 feet;

THENCE North 214 feet;

THENCE East 152 feet to the POINT OF BEGINNING.

AND

Beginning 50 feet South of and 50 feet West of the Northeast Corner of said Section 29, said point being the POINT OF BEGINNING;

THENCE West 183 feet;

THENCE South 183 feet;

THENCE East 183 feet;

THENCE North 183 feet to the POINT OF BEGINNING.

AND

All of Lots 1 and 2 Block 1 as shown on the recorded plat SECTION THREE DON BROWN'S WESTERN OAKS ADDITION.

AND

Beginning at the Northeast Corner of Lot 1 as shown on the recorded plat SECTION 4 DON BROWN'S WESTERN OAKS ADDITION, said point being the POINT OF BEGINNING;

THENCE West along and with the North line of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION to the Northwest Corner of Lot 4 of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION;

THENCE Westerly to the Northeast Corner of the recorded plat DEVILLE PARK THIRD ADDITION;

THENCE Westerly along and with the North line of said DEVILLE PARK THIRD ADDITION to the East right-of-way line of Thompkins Avenue;

THENCE Northeasterly along and with the East right-of-way line of Thompkins Avenue to the South right-of-way line of N.W. 23rd Street;

THENCE East along and with the South right-of-way line of N.W. 23rd Street to the West right-of-way line of Alexander Lane;

THENCE South along and with the West right-of-way line of Alexander Lane to the POINT OF BEGINNING;

AND

Beginning at a point on the South right-of-way line of N.W. 23rd Street and the East right-of-way line of Council Road 50 feet South of and 50 feet East of the Northwest Corner of said Section 29, said point being the POINT OF BEGINNING;

THENCE East along and with the South right-of-way line of N.W. 23rd Street 280 feet;

THENCE South to the Northeast Corner of the recorded plat SONIC OF BETHANY ADDITION;

THENCE West along and with the North line of said SONIC OF BETHANY ADDITION to the East right-of-way line of Council Road;

THENCE North along and with the East right-of-way line of Council Road to the POINT OF BEGINNING.

**EXHIBIT D:
EXISTING CONDITIONS AND USES OF PROPERTY**



Legend

City Boundary	Single Family Residential	Public / Institutional
Parcel	Multi Family Residential	Industrial
Surface Water	Commercial / Mixed Use	Unknown / Underutilized
Parks / Open Space	Office	

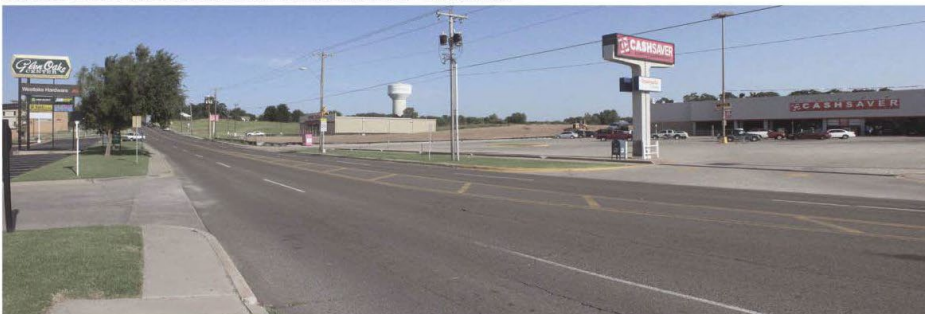
23RD STREET LOOKING WEST @ COLLEGE - EXISTING



Existing Conditions

- Auto-oriented
- Multiple curb-cuts along edge
- No sidewalks
- No street trees
- Unkept curb edge
- Worn-down signage
- Overhead utilities

23RD STREET LOOKING WEST @ ROCKWELL - EXISTING



Existing Conditions

- Auto-oriented
- Multiple curb-cuts along edge
- No sidewalks
- No street trees
- Unkept curb edge
- Worn-down signage
- Overhead utilities
- Available vacant lots

EXHIBIT E: PROPOSED IMPROVEMENTS AND USES



Legend

Existing Constraints

-  City Boundary
-  WPA Trust Land
-  Parcels



Key Assets

-  Hospitals, Universities, Schools, and Churches
-  Parks, City Services, and Shared Facilities
-  Other Commercial Areas (Retail/Office/Services)
-  Potential Development Areas
-  CBD Current CBD Zone Property

Strong Revitalized Neighborhoods

-  East Neighborhoods (Pre-1960 Homes)
-  Southwest Neighborhoods (1960-1980 Homes)
-  Central Neighborhoods (1980-2015 Homes)
-  Potential Park

Existing Mobility Connections

-  Connection to OKC Bike Trail Network
-  Connection to OKC/Embark Mass Transit

Vibrant Mixed Use Districts

-  Downtown Mixed Use (Proposed CBD Expansion)
-  Commercial Mixed Use
-  Industrial Mixed Use

23RD STREET LOOKING WEST @ COLLEGE - PROPOSED



Proposed Improvements

- Shade Trees
- Wide multi-use (pedestrian and bicycle) sidewalks along corridor
- Consolidation of curb-cuts to shared access for business-oriented automotive traffic
- Pedestrian-oriented development at back of sidewalk

23RD STREET LOOKING WEST @ ROCKWELL - PROPOSED



Proposed Improvements

- Shade Trees
- Wide multi-use (pedestrian and bicycle) sidewalks along corridor
- Consolidation of curb-cuts to shared access for business-oriented automotive traffic
- Pedestrian-oriented development at back of sidewalk