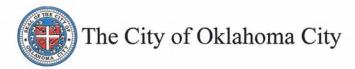
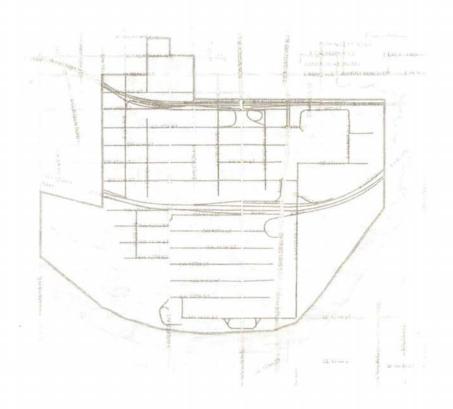
## Core to Shore Urban Renewal Plan



Oklahoma City Urban Renewal Authority



## **CORE TO SHORE URBAN RENEWAL PLAN**

## I. Description of Project

## a. Background and Purpose

This plan addresses an area of 692 acres between the existing downtown core and the Oklahoma River that was recommended for redevelopment through the Core to Shore planning process. The Core to Shore plan was adopted by the Planning Commission as an amendment to the Comprehensive Plan in August 2008, and received by the City Council of The City of Oklahoma City in September, 2008.

Oklahoma City has made tremendous progress in its effort to create a great Downtown and a great city, propelled largely by public investment through the Metropolitan Area Projects (MAPS) program. MAPS projects such as the Bricktown Canal and Ballpark and the Ford Center sports arena have provided a platform for approximately \$5 billion in private investment since the inception of MAPS 1. Some of these improvements include new and restored hotels, a thriving entertainment district in Bricktown, and new residential development in the Central Business District (CBD). About one mile to the south of the CBD, another MAPS project transformed the intermittently flowing Oklahoma River into a chain of permanent lakes lined by a model greenway and trail system.

The Core to Shore Urban Renewal Plan ("Urban Renewal Plan") is an element of The City of Oklahoma City's intent to facilitate the redevelopment of the Core to Shore area, as appropriate, while conserving viable resources currently extant in the subject area and to create new economic and urban neighborhood development opportunities. Implementation of this Urban Renewal Plan is critical to sustaining and building upon the success already garnered by MAPS 1, in order to ensure the economic and community health of Oklahoma City into the foreseeable future.

## b. Urban Renewal Area Map

The Urban Renewal Area Map is attached as Exhibit 1.

#### c. Legal Description of Urban Renewal Area

The Urban Renewal Area is located in The City of Oklahoma City, Oklahoma County, State of Oklahoma, and is specifically described on Exhibit 2.

#### d. Eligibility for Redevelopment

The Urban Renewal Area is a blighted area within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, et seq., and constitutes both an enterprise area and a reinvestment area within the meaning of the Local Development Act, 62 O.S. §850, et seq. The area has suffered decades of decline with resulting deterioration of improved properties, removal and clearance of dilapidated structures, and general lack of reinvestment leaving significant vacant and currently undeveloped properties in the area, many with below surface structures and contamination. See Existing Land Use Map, Exhibit 3.

## e. Urban Renewal Plan Objectives

The Urban Renewal Plan will be undertaken as approved and authorized by The City of Oklahoma City ("The City"). The principal activities consist of acquisition, both interim and permanent disposition, and redevelopment, in order to remove a blight from the area.

Financing authorizations and support will be primarily provided by the Oklahoma City Economic Development Trust, a public trust ("Trust"). Administrative implementation and support with respect to acquisition and disposition of property will be provided primarily by the Oklahoma City Urban Renewal Authority ("OCURA").

The primary development and redevelopment objectives of the Urban Renewal Plan are to:

- i. Connect the Central Business District to the Oklahoma River.
- ii. Create a new neighborhood for Oklahoma City.
- Return the under-utilized land between the Central Business District and the Oklahoma River to full economic productivity.
- iv. Create an active and engaging riverfront along the Oklahoma River.
- v. Facilitate development of a new boulevard and central park that functions as the City's community gathering place.
- vi. Create a magnet for the investment and development of new business and residential facilities.
- vii. Develop additional downtown centers of quality employment.
- viii. Encourage investment in and redevelopment of existing businesses in accordance with the Core to Shore Land Use Plan.

#### f. Types of Renewal Actions

- i. Clearance and Redevelopment. The major activity in this project will be clearance and redevelopment. It is proposed that certain existing properties will be acquired, as depicted in the Land Acquisition Map, Exhibit 4. Properties will be made available for redevelopment as contemplated by this Urban Renewal Plan.
- ii. Rehabilitation and Conservation. In addition to those properties to be acquired and cleared as described above, there are certain existing properties and structures that may remain and, if required, rehabilitated and brought up to a standard compatible with objectives of the Urban Renewal Plan, and meeting all applicable requirements of Oklahoma City codes and ordinances.
- iii. Urban Renewal Plan Elements. In accordance with plans and approvals by The City, the following elements <u>may</u> be provided:
  - 1. The Boulevard and Adjacent Development
    - A new east-west boulevard that is an iconic gateway into Oklahoma City with tree-lined sidewalks and adjacent retail and restaurants.

- b. New commercial development on the north side of the boulevard with ground floor retail and commercial uses above.
- 2. Parks, Open Space, and a Pedestrian Spine
  - a. A 40-acre central park between the boulevard and the new I-40.
  - b. A 30-acre promenade park connecting to the Oklahoma River.
  - c. Neighborhood greens and shoreline open space.
  - d. A park-lined pedestrian spine adjacent to the Harvey avenue alignment for walking and bicycling from Myriad Gardens to the Oklahoma River.

#### 3. Civic Amenities

- a. A new convention center.
- b. A neighborhood school, library, and community center.
- c. A multimodal transit center.
- d. A site for a future museum.
- e. A renovated Union Station.
- 4. New Residential Neighborhoods
  - a. Adjacent to the central park and the Central Business District.
  - b. Fronting the Promenade Park, the Oklahoma River and in the vicinity of Wheeler Park.
- Street Network and Transportation
  - a. A new boulevard replacing the I-40 viaduct.
  - b. Tree-lined, pedestrian-oriented streets throughout Core to Shore.
  - c. A walking, bicycling, and transit orientation.
  - d. A transit connection between the Central Business District and Core to Shore.
  - e. A new drive on the north shore at Wheeler Park.
  - f. A pedestrian spine along the Harvey alignment from the Central Business District to the Oklahoma River.

#### II. Land Use Plan

The Land Use Plan consists of the Land Use Plan Map contained in Exhibit 5 and the Land Use Provisions and Building Requirements in Section III of this Urban Renewal Plan.

The Land Use Plan for Core to Shore is designed as a whole community, with places for major business investment and employment, civic activities, recreation, and homes, logically arranged to create an attractive, sustainable urban environment. The Land Use Plan incorporates new neighborhoods, a commercial retail center, parks, and a new convention center and hotel.

Several housing types will be developed, including single-family homes, town homes and condominiums, and high-rise living. A school, library, parks, community center, and neighborhood restaurants and retail will be conveniently located to support the housing. Tree-canopied streets and pedestrian-oriented buildings will complete the character of these neighborhoods.

All land uses are supported by a pedestrian pathway that begins at the Myriad Gardens and connects to the Oklahoma River.

## III. Land Use Provisions and Building Requirements

## a. Permitted Land Use Categories

Permitted land use categories are shown on Exhibit 5, the Land Use Plan Map, The permitted land use categories include office, retail, residential, institutional, and public. Private and public uses (including institutional) shall permit accessory uses and complementary uses, whether public or private.

Specific land uses will be controlled by applicable zoning approved by The City. The Land Use Plan Map is a general guide subject to specific adjustment and modification by The City without amendment of this Urban Renewal Plan.

b. Specific Regulations, Controls, and Restrictions to Be Imposed by the Urban Renewal Plan on the Sale, Lease, or Other Disposition of All Real Property Acquired

In order to achieve the objectives of the Urban Renewal Plan and in order to assist redevelopers in redeveloping property, OCURA, acting on behalf of The City, will subject land to be redeveloped to specific regulations and controls at the time of land disposition. Such specific regulations and controls shall include, but are not limited to, floor area ratio, building coverage, height, setback, building envelope, open areas, off-street parking and off-street loading.

OCURA shall review the proposals and plans for redevelopment, and it shall prescribe such controls, regulations, restrictions and obligations in the redevelopment contract, deeds of disposition, and other related documents as it determines to be appropriate to carry out the objectives of the Urban Renewal Plan.

c. Duration of Controls, Effective Date and Renewal Provisions

Building requirements which are implemented by covenants in disposition or other documents shall be effective for the period provided in the redevelopment documents, but in any event until January 1 of the year 2040, unless otherwise extended by The City.

#### IV. Project Authorizations

## a. Implementation Authority

- i. The City shall provide overall policy direction and approvals as required under the Oklahoma Urban Redevelopment Law, the Local Development Act, and applicable state law regarding development, redevelopment and financing activities. The City may make budgetary appropriations and undertake land acquisitions and dispositions as it deems necessary and appropriate.
- The Trust shall provide primary financing authorizations and establish financing priorities necessary or appropriate to implement the Urban Renewal Plan.

- iii. OCURA may undertake acquisition (including relocation and other related activities) and disposition activities necessary or appropriate to undertake the Urban Renewal Plan in accordance with The City approvals and Trust authorizations.
- iv. The City, the Trust, and OCURA are each separately authorized to utilize powers, funds, employees, consultants, and members to accomplish the objectives of the Urban Renewal Plan to the extent permitted by law.
- v. OCURA may devote properties acquired by it in the Urban Renewal Area, prior to the time such properties are needed for redevelopment purposes, to rental, lease or other continuation of present uses or to temporary uses, such as parking, relocation, or recreation, etc., in accordance with such standards, controls and regulations as OCURA and/or The City may deem appropriate.
- vi. Administrative interpretations of the land use provisions during the period of Urban Renewal Plan execution shall be provided by the appropriate and designated department of The City of Oklahoma City upon its own motion or within thirty (30) days after receipt of a written request for such interpretation.
- vii. The City shall be a beneficiary to all instruments and agreements incorporating land use provisions and building requirements, and shall be entitled to enforce such provisions by actions of law or in equity including suits for injunctions both prohibitive and mandatory.

### b. Project Coordination

Implementation and coordination actions shall be guided by provision of an Urban Renewal Plan director and such staff, employees, officers, consultants, and members of The City, the Trust, and OCURA as may be necessary or appropriate from time to time.

The City Manager or the designee of the City Manager shall be the Urban Renewal Plan director. Implementation and coordination participation shall, at a minimum, include representatives of The City, the Trust, and OCURA, and their legal counsel. Additional participants may be designated at any time by the Urban Renewal Plan director.

#### c. Land Acquisition

i. Identification of Real Property to be Acquired. Real property in the Urban Renewal Area may be acquired as shown on the Land Acquisition Map, Exhibit 4, and subsequent additional phases approved by The City from time to time without amendment of the Urban Renewal Plan. Such property may be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to OCURA, including specifically any currently vacant property as shown on the Existing Land Use Map, Exhibit 3, or which has become vacant by removal of structures thereon. In addition, title to and interests in highway (including interstate), railroad, and street rights-of-way and other public use land will be acquired by OCURA or The City as necessary to carry out the Urban Renewal Plan objectives. The City consents to the acquisition through eminent domain of any such property in which it may have a legal or beneficial interest. Under the provisions of this section, OCURA may, as it determines appropriate, acquire a lesser interest in property than fee simple, which lesser interest may include acquisition of one or more structures, but excluding the land or some interest therein where the acquisition of such lesser interest will serve the objectives of this Urban Renewal Plan and where its requirements for redevelopment are otherwise met.

- ii. Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired. Properties not designated for acquisition may be acquired by OCURA if the respective owners thereof do not voluntarily use and develop such properties in accordance with agreements to achieve the objectives of the Urban Renewal Plan or comply with the requirements and controls contained in zoning and reuse ordinances adopted to implement the objectives of the Urban Renewal Plan; provided, further, that the codes and ordinances of The City and the laws of the State of Oklahoma may be employed to achieve compliance with the requirements of this Urban Renewal Plan and achievement of its redevelopment objectives.
- iii. Special Conditions Under Which Properties Designated for Acquisition May be Excluded. Properties designated for acquisition may be excluded from acquisition where it is determined by OCURA and/or by the independent action of The City that the purposes of the Urban Renewal Plan may be achieved without such acquisition. This provision is intended to permit exclusion from acquisition of one or more parcels comprising all or a portion of a designated redevelopment parcel.

#### d. Reports to The City

OCURA shall provide to The City upon request periodic reports detailing activities undertaken by OCURA in the Urban Renewal Area.

## e. Redevelopers' Obligations

Redevelopment of land in the Urban Renewal Area shall be made subject to the redevelopment requirements specified by OCURA. The purpose of such redevelopment requirements is to assure the redevelopment of the Urban Renewal Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these requirements, but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development or redevelopment proposals which are in harmony with the Urban Renewal Plan. All such proposals will be subject to design review, comment, and approval by OCURA prior to disposition and prior to commencement of construction.

The redeveloper will be obliged, under the terms of the disposition instrument, to carry out certain specified improvements, in accordance with the Urban Renewal Plan, within a reasonable period of time as set forth in the contract or agreement.

The redeveloper will not be permitted to dispose of property until the improvements are completed, without the prior written consent of OCURA, which consent will not be granted except under conditions that will prevent speculation and protect the interests of The City and OCURA.

### f. Underground Utility Lines

When required by OCURA, utility distribution lines, whether public or private, shall be placed underground.

### g. Other Provisions Necessary to Meet State and Other Local Requirements

The land in the Urban Renewal Area is to be made available to public or private enterprises for redevelopment as provided in this Urban Renewal Plan.

#### h. Modification of the Plan

This Urban Renewal Plan may be modified as provided by state law as now in effect or as it may hereafter be amended.

### i. Planning and Zoning

The land use provisions contained in this Urban Renewal Plan shall be implemented and supplemented by the zoning ordinances and other codes of The City.

## V. Land Disposition

## a. Methods

Land disposition pursuant to this Urban Renewal Plan may be accomplished by methods which comply with the laws of the State of Oklahoma.

#### b. Procedures for Contracts

- i. Applicability. OCURA shall comply with the following procedures when it proposes to enter into contracts or agreements with respect to land or the redevelopment thereof for residential, recreational, commercial, industrial, other uses, or for public uses, other than for retention of property for public use, in accordance with the Urban Renewal Plan. The procedure below will apply until such time as The City adopts and approves procedures by ordinance, resolution, or otherwise, which are intended to supersede these provisions.
- ii. Obligations to be Imposed. OCURA shall require the purchaser or redeveloper to devote the property to the uses provided in this Urban Renewal Plan and agree to development in accordance with the Urban Renewal Plan.
- Notice. Prior to entering into any agreement for land disposition to a private purchaser or any agreement for private redevelopment, OCURA shall give at

least ten (10) days' notice by publication in a newspaper of general circulation in Oklahoma City, which notice shall state the address and office hours of OCURA, recite that OCURA is considering a proposal to enter into an agreement for disposal of land and/or private redevelopment, containing the name of each proposed redeveloper, and setting forth a description of the land involved. The terms of the proposal shall be available for public inspection at the office of OCURA.

- iv. Approval. Approval of any contacts, agreements, or disposition of land, land use, or redevelopment of land pursuant to negotiation shall be pursuant to a public meeting of OCURA. Ten (10) days' notice of such meeting shall be given by publication in a newspaper of general circulation in Oklahoma City, which notice shall specify the time and place of the meeting, the nature of the agreement to be approved, and the proposed purchaser or redeveloper. Such notice may be combined with the notice referred to in subsection V(b)(iii) above.
- c. Assistance in Development Financing

OCURA and/or the Trust may provide assistance in development financing and incur costs in connection therewith as permitted by Article 10, §6C of the Oklahoma Constitution, the Oklahoma Urban Redevelopment Law, and the Local Development Act.

## VI. Project Financing Plan

Implementation and financing of the Urban Renewal Plan will be phased. The scope, complexity, and execution times of the many projects and activities required to achieve the objectives of this Urban Renewal Plan dictate such an implementation and financing method. The Urban Renewal Plan will be undertaken in conjunction with other local and state economic development and redevelopment tools and programs, including the Downtown/MAPS Economic Development Project Plan, the MAPS 3 program, capital improvement bond issues, and the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, et seq. New developments pursuant to this Urban Renewal Plan are also anticipated to generate tax increments which may be utilized to pay authorized costs.

Authorized costs for the redevelopment activities may be provided by but are not limited to the following:

- MAPS 3 funding.
- b. Capital improvement bonds.
- c. Appropriations by The City.
- d. Apportioned tax increments.
- e. Project revenues.
- f. Other authorized sources.

Currently authorized funding sources will provide in excess of \$100 million. Financing approvals and authorizations shall be provided from time to time as deemed appropriate by the The City and the Trust.

#### VII. Relocation Plan

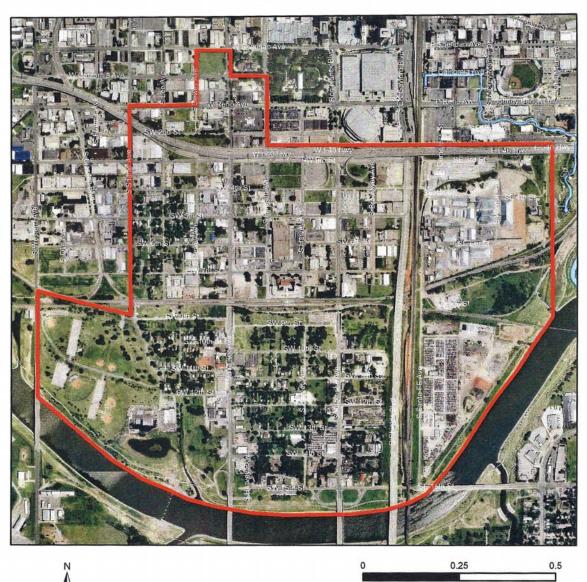
OCURA shall carry out all relocation activities in accordance with 11 O.S. §38-108(8) of the Oklahoma Urban Redevelopment Law, this Urban Renewal Plan, and the Policies and Procedures for Residential and Commercial Acquisition and Relocation Services of The City of Oklahoma City and the Oklahoma City Urban Renewal Authority for the Core to Shore Urban Renewal Area, as adopted and amended from time to time ("Policies"), in order to provide a feasible method for the relocation of families and businesses displaced by its actions into decent, safe, and sanitary accommodations within their means and without undue hardship to such families and businesses. The City may direct further benefits and financial assistance in a manner that is clear, uniform and nondiscriminatory, in addition to the relocation assistance offered through the Policies.

Households and individuals will be relocated upon discovery of at least one comparable, replacement dwelling and the offer of its availability to each subject household or individual. Businesses will be relocated or compensated in a uniform manner as set out in the Policies.

OCURA will provide reasonable notice to relocatees of all relocation actions as set out in the Policies. Likewise, appeals procedures shall be provided to all those to be relocated or displaced. OCURA shall perform ongoing monitoring of all relocation or displacement activities, including adequate records keeping, site occupants' needs and concerns, counseling and advisory services, dwelling or relocation sites' discovery procedures and inspection procedures for sites, claims processing, appeals processing and other such activities.

Relocation activities shall be reviewed periodically to assure compliance with applicable laws and policies.

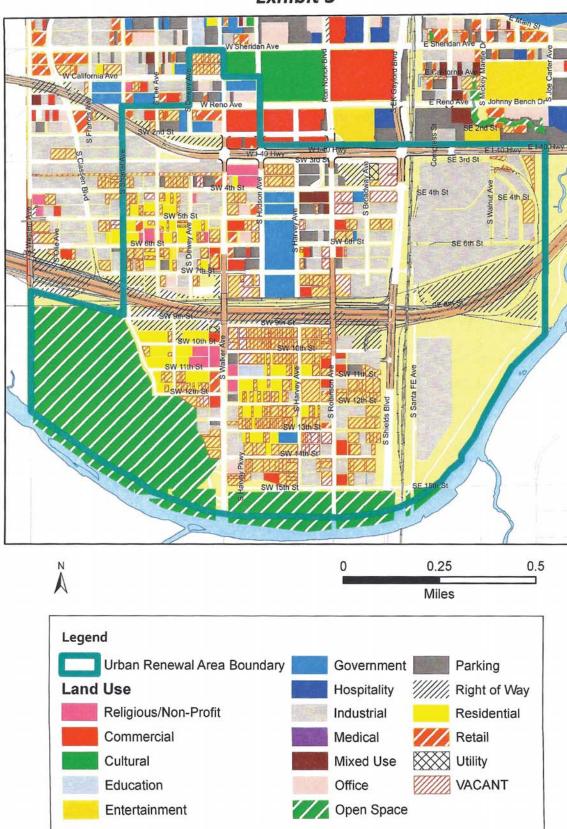
## Core to Shore Urban Renewal Plan: Urban Renewal Area Map Exhibit 1



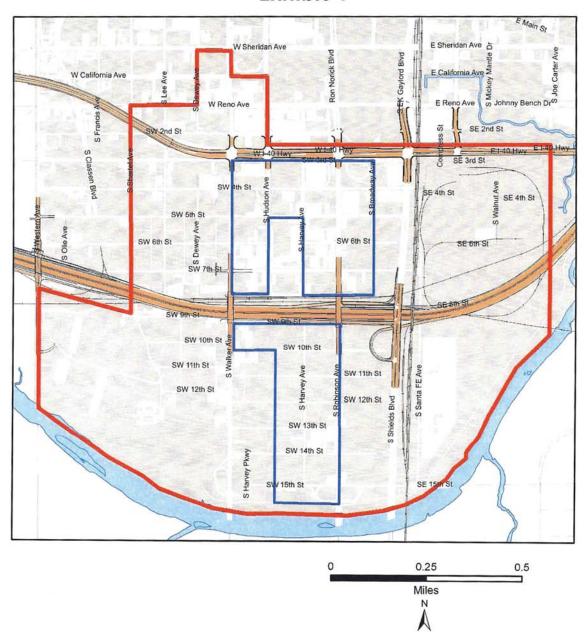
## Core to Shore Urban Renewal Plan Area: Land Description Exhibit 2

Parts of Sections 4,3, and 9,T-11-N, R-3-W, and part of Section 33, T-12-N, R-3-W, all located within the City of Oklahoma City, Oklahoma County, State of Oklahoma, to wit: Beginning at the intersection of the centerline of Western Avenue and the North bank of the Oklahoma River; thence North along the centerline of Western Avenue to a point of intersection with the North right-of-way line of the I-40 service road; thence continuing in a Southeasterly direction along the North side of said right-of-way to a point of intersection with the centerline of Shartel Avenue; thence North along such centerline to a point of intersection with the centerline of W Reno Ave; thence East along such centerline to a point of intersection with the centerline of Dewey Avenue; thence North along such centerline to a point of intersection with the centerline of W Sheridan Ave; thence East along the centerline to a point of intersection with the centerline of N Walker Ave; thence South along the centerline to a point of intersection with the centerline of W California Ave; thence East along the centerline to a point of intersection with the centerline of N Hudson Ave; thence South along the centerline to a point of intersection with the North right-of-way line of Interstate 40; thence Easterly along the North side of said right-of-way a distance of 3900 feet; thence due South to the north bank of the Oklahoma River; thence in a Westerly direction along the North bank of said river to the Point of Beginning.

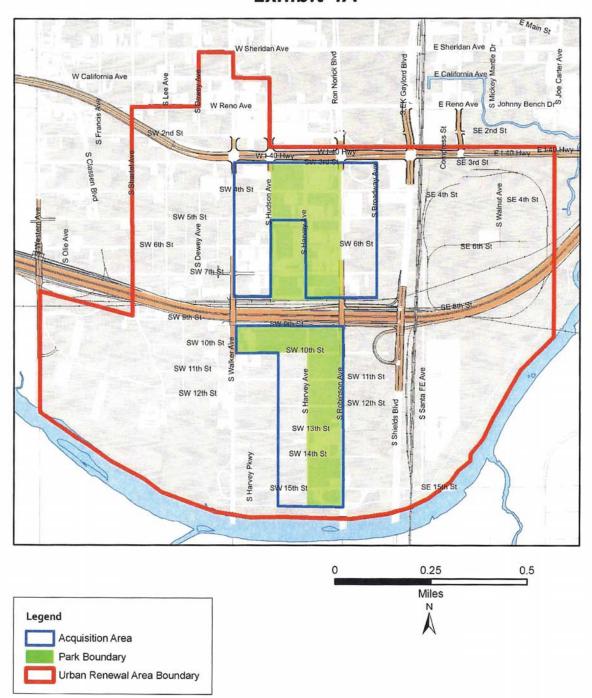
## Core to Shore Urban Renewal Plan: Existing Land Use Map Exhibit 3



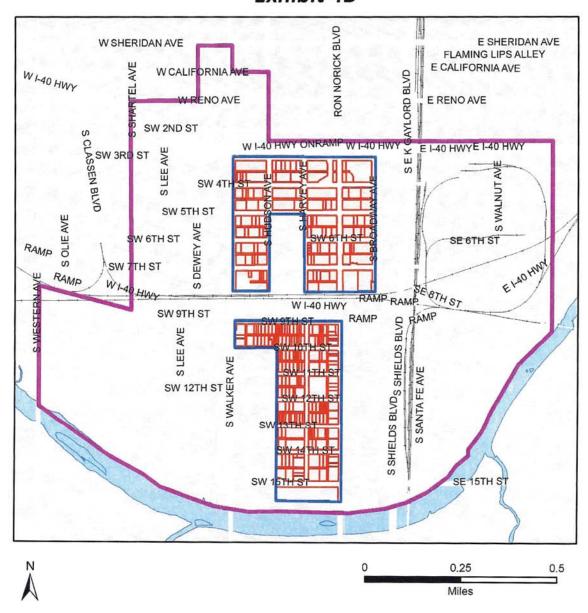
## Core to Shore Urban Renewal Plan: Land Acquisition Map Exhibit 4



## Core to Shore Urban Renewal Plan: Land Acquisition Map Park Location Exhibit 4A



# Core to Shore Urban Renewal Plan: Land Acquisition Map Property Boundaries Exhibit 4B



## Core to Shore Urban Renewal Plan: Land Use Plan Map Exhibit 5



## FOR ILLUSTRATION ONLY

Specific land uses will be controlled by applicable zoning approved by The City. This Land Use Plan Map is a general guide subject to specific adjustment and modification by The City.

## First Amendment to Core to Shore Urban Renewal Plan



## Oklahoma City Urban Renewal Authority



## FIRST AMENDMENT TO CORE TO SHORE URBAN RENEWAL PLAN

## I. Description of First Amendment

On March 2, 2010, The City of Oklahoma City approved the Core to Shore Urban Renewal Plan for the redevelopment of an area of 692 acres between the existing downtown core and the Oklahoma River. The City wishes to amend the boundaries of the Urban Renewal Area and revise future land uses to reflect the designation of a site for a new downtown convention center.

#### II. Exhibits

The attached exhibits shall replace the existing exhibits to the Core to Shore Urban Renewal Plan.

Exhibit 1 – Urban Renewal Area Map

Exhibit 2 - Land Description

Exhibit 3 – Existing Land Use Map

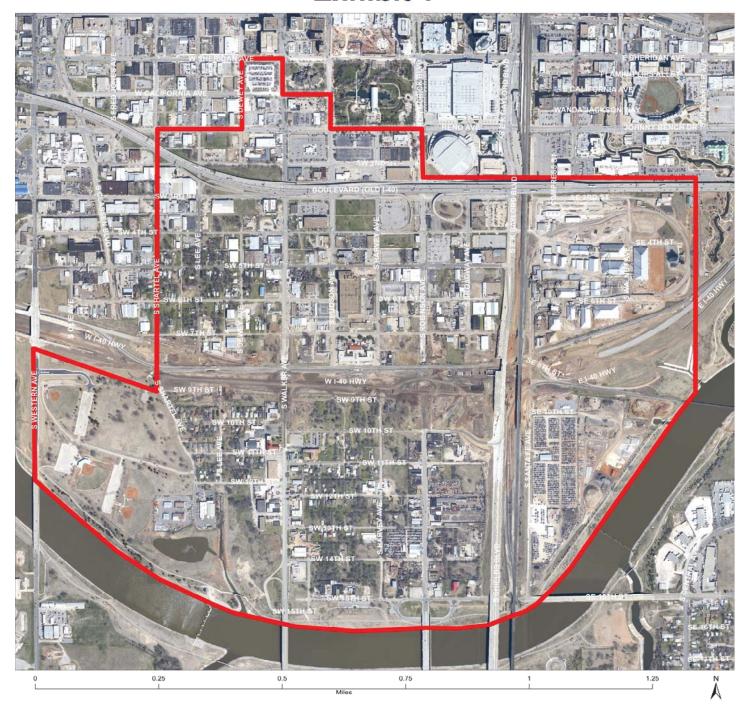
Exhibit 4 – Land Acquisition Map

Exhibit 4A – Land Acquisition Map, Park Location

Exhibit 4B – Land Acquisition Map, Property Boundaries

Exhibit 5 – Land Use Plan Map

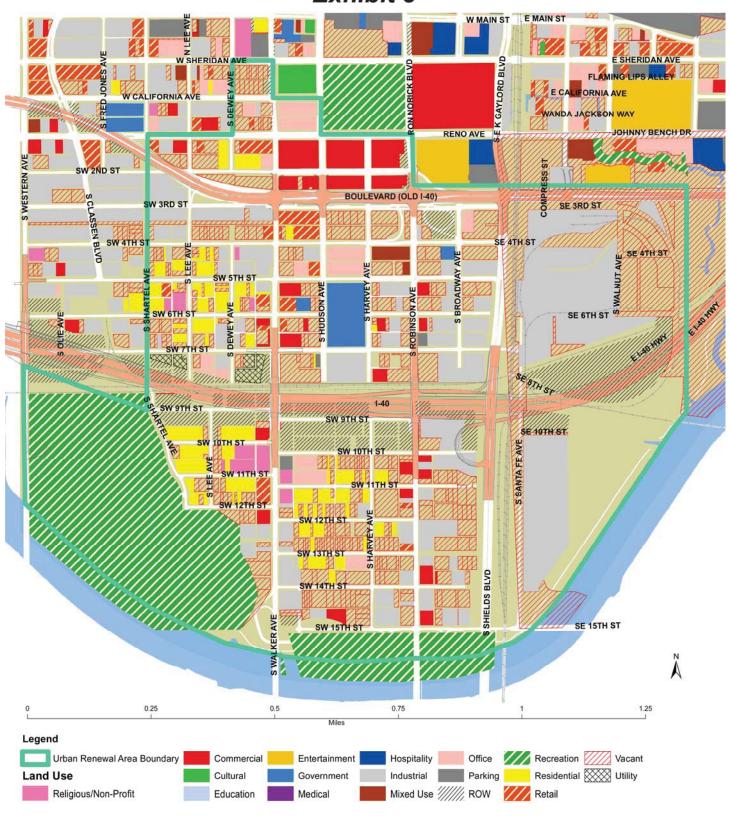
## Core to Shore Urban Renewal Plan: Urban Renewal Area Map Exhibit 1



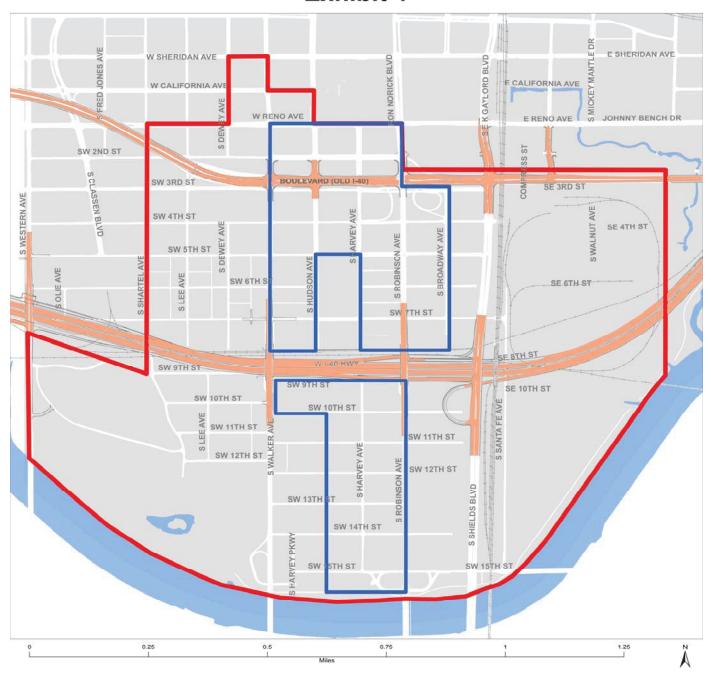
## Core to Shore Urban Renewal Plan Area: Land Description Exhibit 2

Parts of Sections 4, 3, and 9, T-11-N, R-3-W, and part of Section 33, T-12-N, R-3-W, all located within the City of Oklahoma City, Oklahoma County, State of Oklahoma, to wit: Beginning at the intersection of the centerline of Western Avenue and the North bank of the Oklahoma River; thence North along the centerline of Western Avenue to a point of intersection with the North right-of-way line of the 1-40 service road; thence continuing in a Southeasterly direction along the North side of said right-of-way to a point of intersection with the centerline of Shartel Avenue; thence North along such centerline to a point of intersection with the centerline of W Reno Ave; thence East along such centerline to a point of intersection with the centerline of Dewey Avenue; thence North along such centerline to a point of intersection with the centerline of W Sheridan Ave; thence East along the centerline to a point of intersection with the centerline of N Walker Ave; thence South along the centerline to a point of intersection with the centerline of W California Ave; thence East along the centerline to a point of intersection with the centerline of N Hudson Ave; thence South along the centerline to a point of intersection with the centerline of W. Reno Ave; thence East along the centerline to a point of intersection with Ron Norick Boulevard; thence South along the centerline to a point of intersection with the North right-of-way line of the former Interstate 40; thence Easterly along the North side of said right-of-way a distance of 3000 feet; thence due South to the north bank of the Oklahoma River; thence in a Westerly direction along the North bank of said river to the Point of Beginning.

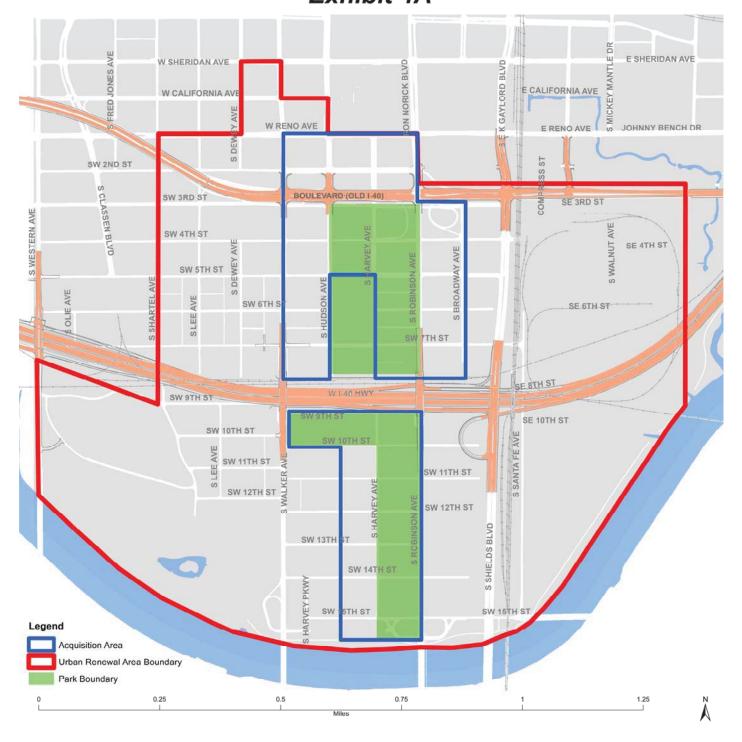
## Core to Shore Urban Renewal Plan: Existing Land Use Map Exhibit 3



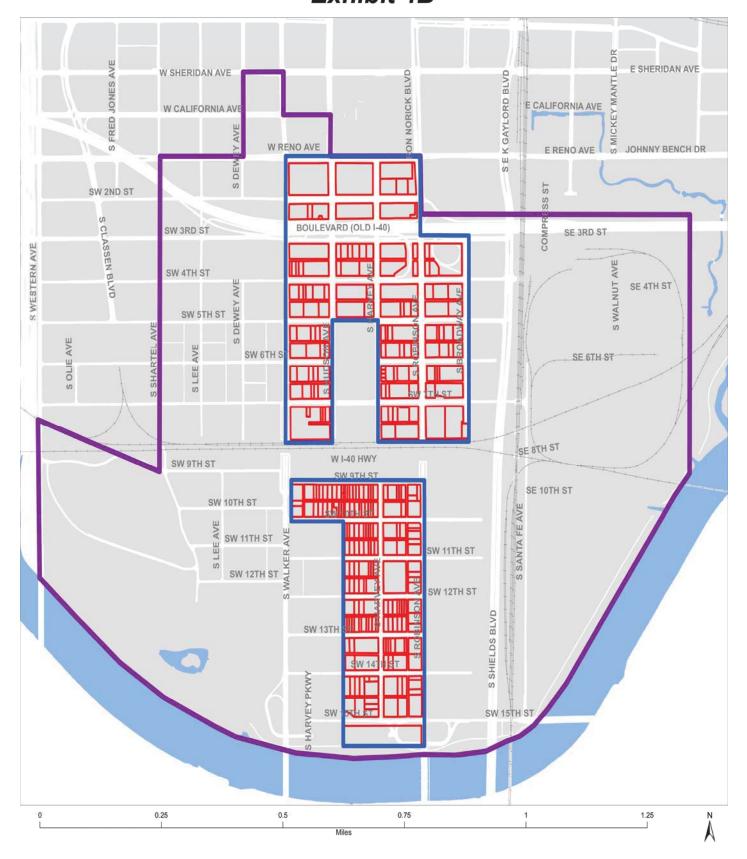
## Core to Shore Urban Renewal Plan: Land Acquisition Map Exhibit 4



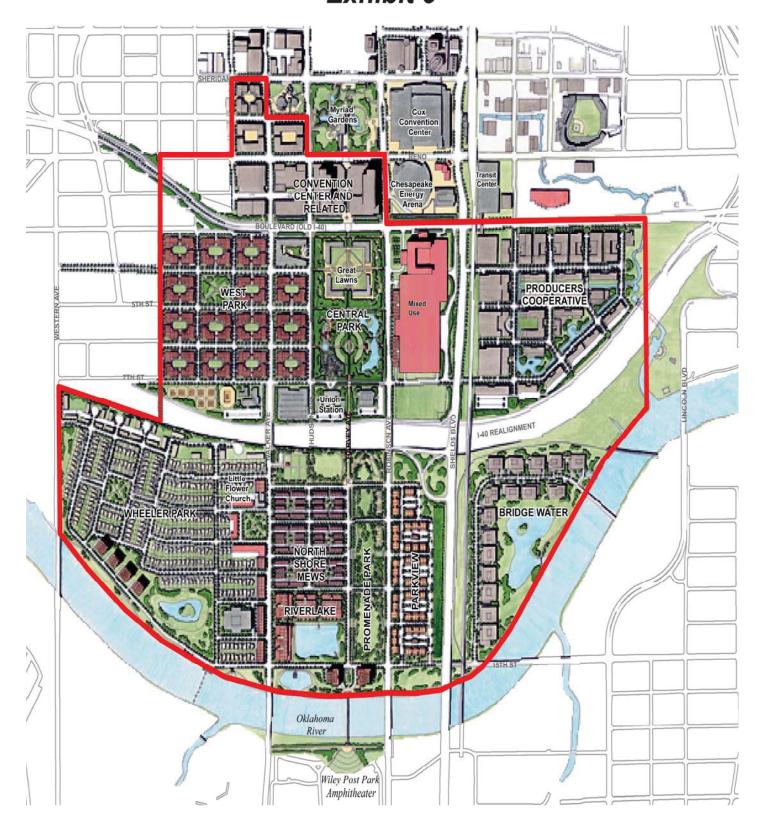
## Core to Shore Urban Renewal Plan: Land Acquisition Map Park Location Exhibit 4A



# Core to Shore Urban Renewal Plan: Land Acquisition Map Property Boundaries Exhibit 4B



## Core to Shore Urban Renewal Plan: Land Use Plan Map Exhibit 5



## Second Amendment to Core to Shore Urban Renewal Plan



Oklahoma City Urban Renewal Authority



**January 15, 2014** 

## SECOND AMENDMENT TO CORE TO SHORE URBAN RENEWAL PLAN

## I. Description of Second Amendment

On March 2, 2010, The City of Oklahoma City approved the Core to Shore Urban Renewal Plan for the redevelopment of an area of 692 acres between the existing downtown core and the Oklahoma River. On November 27, 2012, the City amended the boundaries of the Urban Renewal Area and revised future land uses to reflect the designation of a site for a new downtown convention center. The City wishes to amend the Urban Renewal Plan to allow the Oklahoma City Urban Renewal Authority ("OCURA") to enter into owner participation agreements with landowners who meet criteria established by a policy adopted by OCURA, and to expand the boundaries of the land acquisition areas shown on Exhibit 4 – Land Acquisition Map, Exhibit 4A – Land Acquisition Map, Park Location, and Exhibit 4B – Land Acquisition Map, Property Boundaries.

## II. Owner Participation Agreements

- 1. A new subparagraph shall be added to Section I.f. of the Core to Shore Urban Renewal Plan as follows:
  - v. Owner Participation. For certain properties whose owners have the means and desire to redevelop or rehabilitate their property in accordance with the goals of this Urban Renewal Plan, owner participation agreements may be entered into. The eligibility of owners to participate in such agreements will be guided by a policy established by the Urban Renewal Authority.
- 2. A new subparagraph shall be added to Section IV.a. of the Core to Shore Urban as follows:
  - viii. OCURA may enter into agreements with the owners of record of property within the Urban Renewal Area if it determines it feasible and finds that the owner is financially and otherwise qualified to participate in the redevelopment of its property within the Urban Renewal Area. Wherever practicable, OCURA shall enter into agreements with the owners of record of properties receiving substantial benefit from public improvements and other public investments, such as infrastructure, parks or other public spaces, and transit. An owner participation agreement shall provide that the owner agrees to carry out the purposes of the Urban Renewal Plan and shall contain provisions deemed by OCURA to be necessary or desirable to assist in preventing the development or spread of future blight or to otherwise carry out the purposes of the Oklahoma Urban

Redevelopment Law. An owner participation agreement shall be consistent with and make requirements similar to the conditions imposed in agreements for land disposition, including the requirement to redevelop the property in accordance with this Urban Renewal Plan, as may be amended from time to time.

## III. Land Acquisition Areas

Existing exhibits to the Core to Shore Urban Renewal Plan that illustrate areas where OCURA is authorized to acquire land shall be replaced by the corresponding attached exhibits referenced below.

Exhibit 4 – Land Acquisition Map

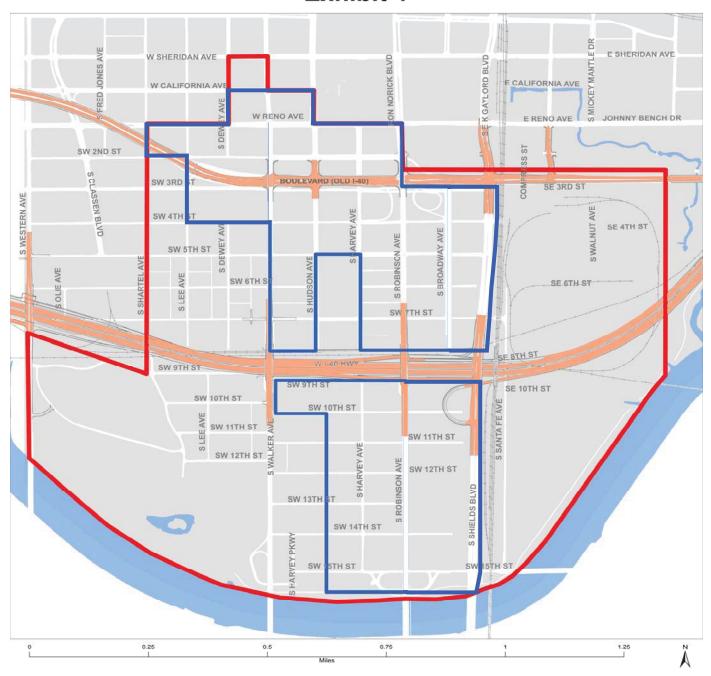
Exhibit 4A – Land Acquisition Map, Park Location

Exhibit 4B – Land Acquisition Map, Property Boundaries

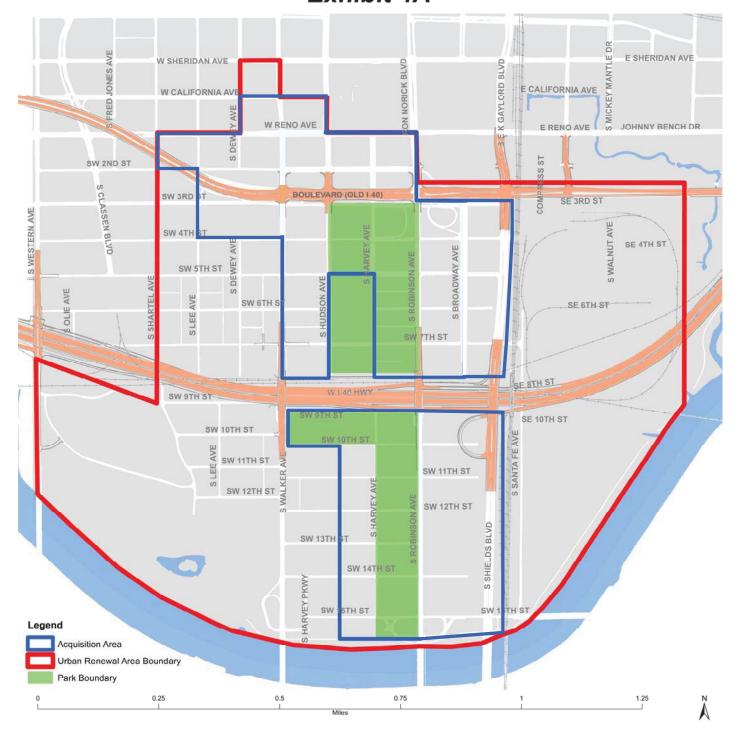
## IV. Ratification

Except as amended hereby, the Core to Shore Urban Renewal Plan, as amended by its First Amendment, remains in effect.

## Core to Shore Urban Renewal Plan: Land Acquisition Map Exhibit 4



## Core to Shore Urban Renewal Plan: Land Acquisition Map Park Location Exhibit 4A



# Core to Shore Urban Renewal Plan: Land Acquisition Map Property Boundaries Exhibit 4B

