

MAPS 4

Oklahoma City Innovation District
August 6th, 2019



OKLAHOMA CITY
INNOVATION
DISTRICT

WHERE COLLABORATION CREATES INNOVATION

#maps4

The MAPS Impact



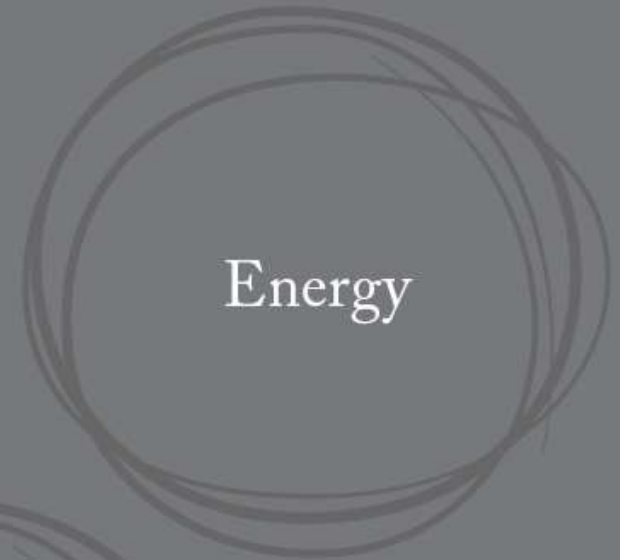
MAPS 4 Potential



Innovation District Potential



A Traditional Economy



An Innovation Economy



Historical Timeline

1900

College of Medicine
Established



1965
Campus Expanded

1985

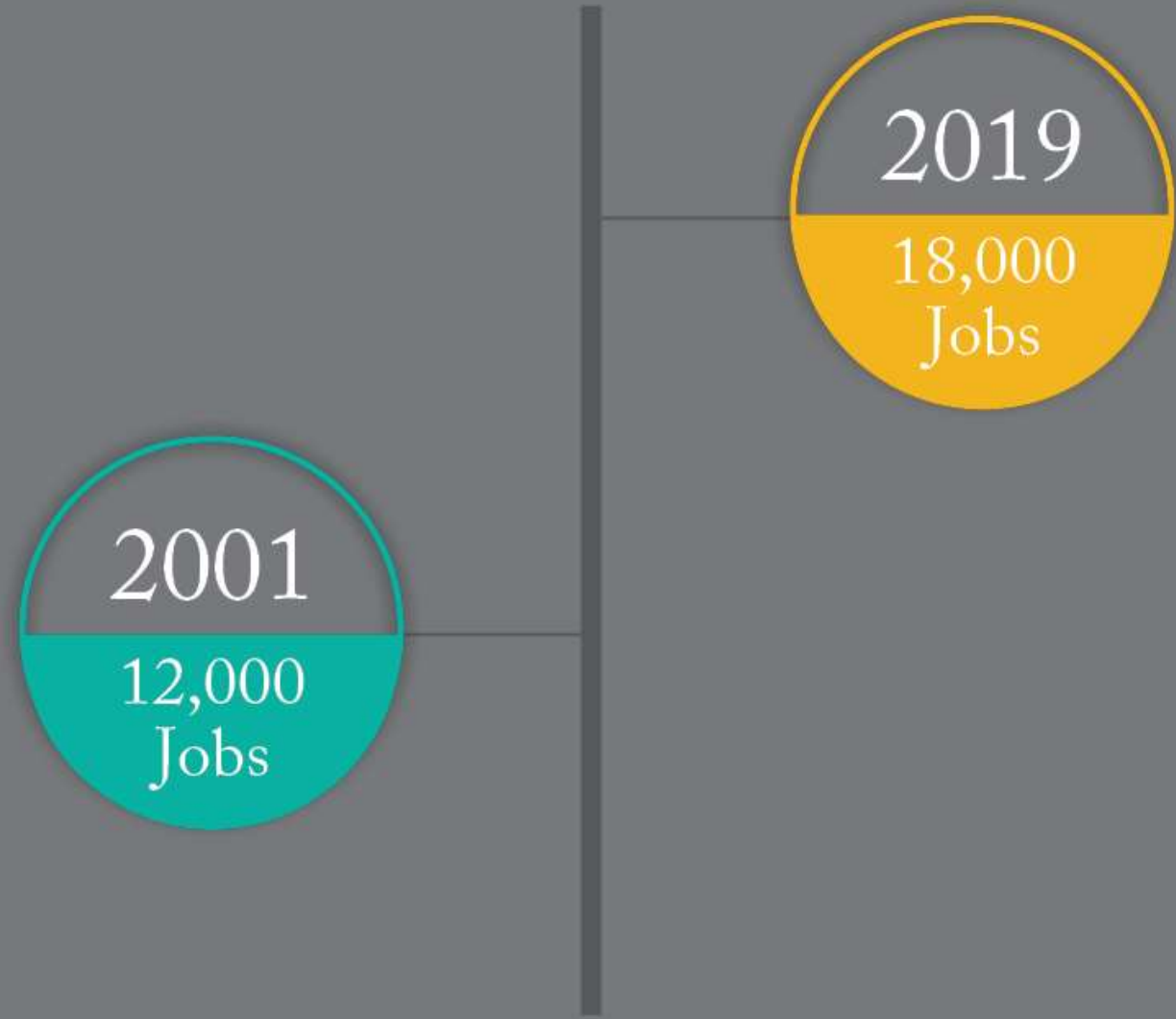
PHF Research Park
Development



2019
18,000 Employees



Job Growth



Investment and Success

OU Medicine Bed Tower	\$363m
Children's Hospital Expansion	\$140m
Stephenson Cancer Center	\$133m
BHGE Research Center	\$125m
OMRF	\$125m
Biomedical Research Center	\$63m
Physician Tower	\$30m
College of Allied Health	\$26m
Other	\$23.4
Medical School Facilities	\$23m
Infrastructure Upgrades	\$23m
Harold Hamm Diabetes Center	\$17m
OU Health Partners	\$14m
TOTAL	\$1.1 BILLION

The Brookings Study

Positioned for Growth: Advancing the Oklahoma City Innovation District

April 2017



RECOMMENDATIONS

- Industry Collaboration
- Technology Entrepreneurship
- Mixed-Use Density
- Diversity & Inclusion
- Land Use & Strategic Development Plan



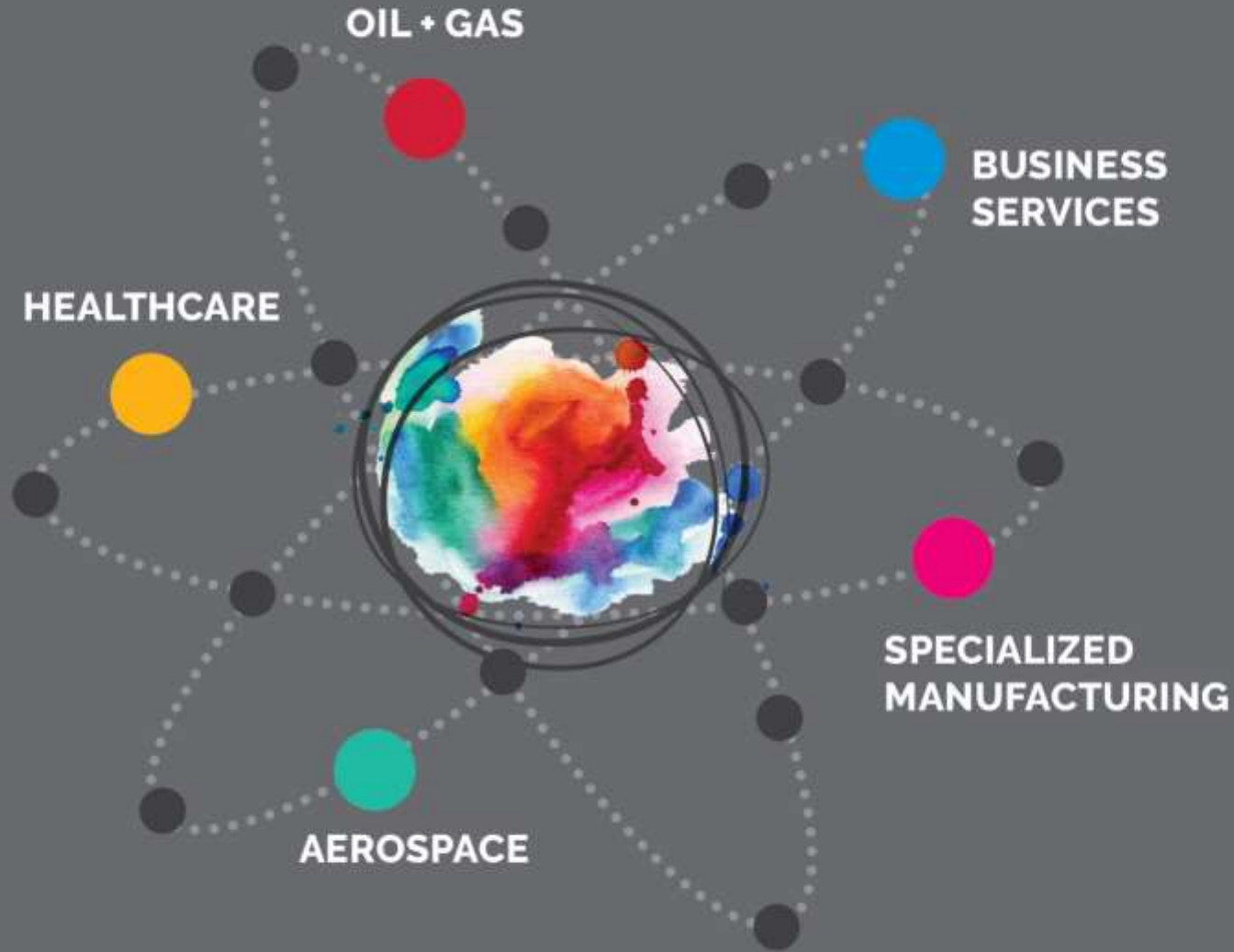
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Power of Innovation Districts



OKC Innovation Assets





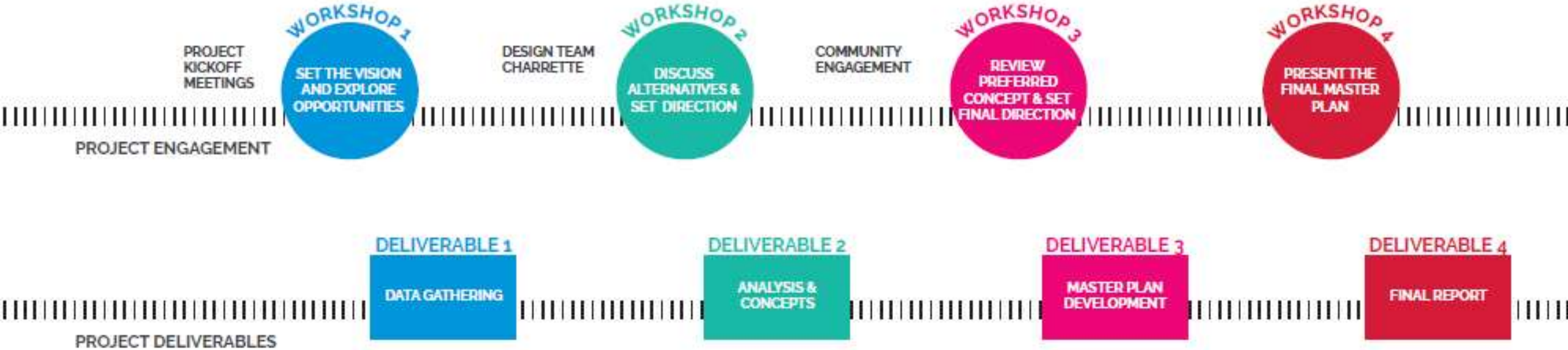
LAND USE AND STRATEGIC DEVELOPMENT PLAN FOR THE

INNOVATION DISTRICT AND OKLAHOMA STATE CAPITOL ENVIRONS

OKLAHOMA CITY, OK / JULY 31, 2019

Creating a Strategic Development Plan

- 1 Assessment /**
IMMERSING THE TEAM INTO THE PROJECT AND SETTING PRIORITIES.
- 2 Vision /**
ANALYZING THE SITE AND GENERATING PLAN ALTERNATIVES.
- 3 Master Plan /**
EXPLORING BIG IDEAS AND CREATING THE CONCEPT MASTER PLAN.
- 4 Documentation /**
FINALIZING THE MASTER PLAN AND PRODUCING FINAL DOCUMENTATION.



Community Engagement

7

COMMUNITY OUTREACH OPPORTUNITIES

Multiple community input events at Page Woodson and a local church, a booth at the ONE OKC event, online and paper surveys

453

COMMUNITY MEMBERS PROVIDED INPUT

60+

INTERVIEWS

Research + Clinical + Academic
Real Estate + Economic
Development
Policy + Government
Community + Neighborhood

15 FOCUS GROUPS

Community Facilitators
Steering Committee
Advisory Committee
Capitol Complex Focus Group
Fourth Street Focus Group Meeting
Education + Workforce Focus Group

Objectives of the Plan

To Design a place for convergence that fosters synergistic connections and builds on existing strengths.

To promote growth and attraction of new business around technology and health.

To build an inclusive community that maximizing the positive impact to the surrounding neighborhoods, city and region.

To ensure the plan is sensitive and respectful of the context and the surrounding area.

To Create a plan that lays out an achievable strategy for implementation.

The Innovation Core



The Innovation Core



Innovation Hall



Innovation Hall



Innovation Hall



Cortex – St. Louis



District Hall -- Boston



Henrietta B Foster Center for Minority Small Business Development and Entrepreneurship





HENRIETTA B. FOSTER CENTER

Henrietta B Foster Center for Minority Small Business Development and Entrepreneurship



Foster Center Programming



Booker T. Washington Park



Booker T. Washington Park



Booker T. Washington Park



Creating Connectivity



10th Street Bridge Expansion



10th Street Bridge Expansion



10th Street Bridge Expansion

Example from Atlanta – 5th Street Bridge

ENHANCED CONNECTION

GREATER WALKABILITY/
BIKEABILITY

POCKET PARK OF ACTIVITY



Creating Walkability and Bikability



URBAN HIGH-INTENSITY MAJOR ARTERIAL



URBAN HIGH-INTENSITY MINOR ARTERIAL



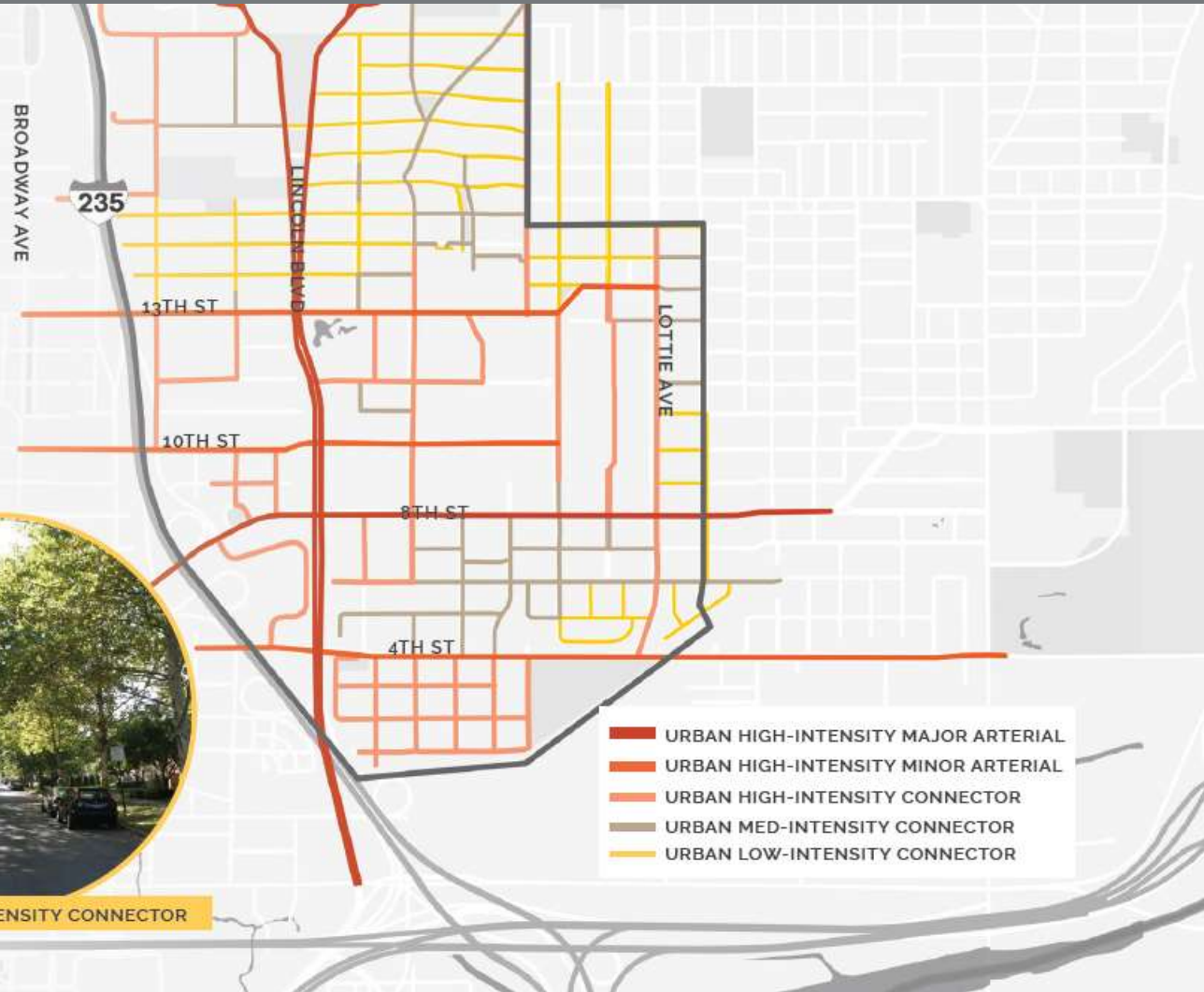
URBAN HIGH-INTENSITY CONNECTOR



URBAN MED-INTENSITY CONNECTOR



URBAN LOW-INTENSITY CONNECTOR





OFFICE/LAB

HOTEL

BEACON OF HOPE

INNOVATION HALL

GROUND FLOOR RETAIL

FLEXIBLE KIOSK

HISTORIC
STILES CIRCLE

STILES AVE

Inclusive Growth Strategies



**CONNECT
NEARBY
RESIDENTS
WITH JOBS IN
THE DISTRICT**



**CONNECT LOCAL
BUSINESSES
AND VENDORS
WITH ANCHOR
INSTITUTIONS IN
THE DISTRICT**



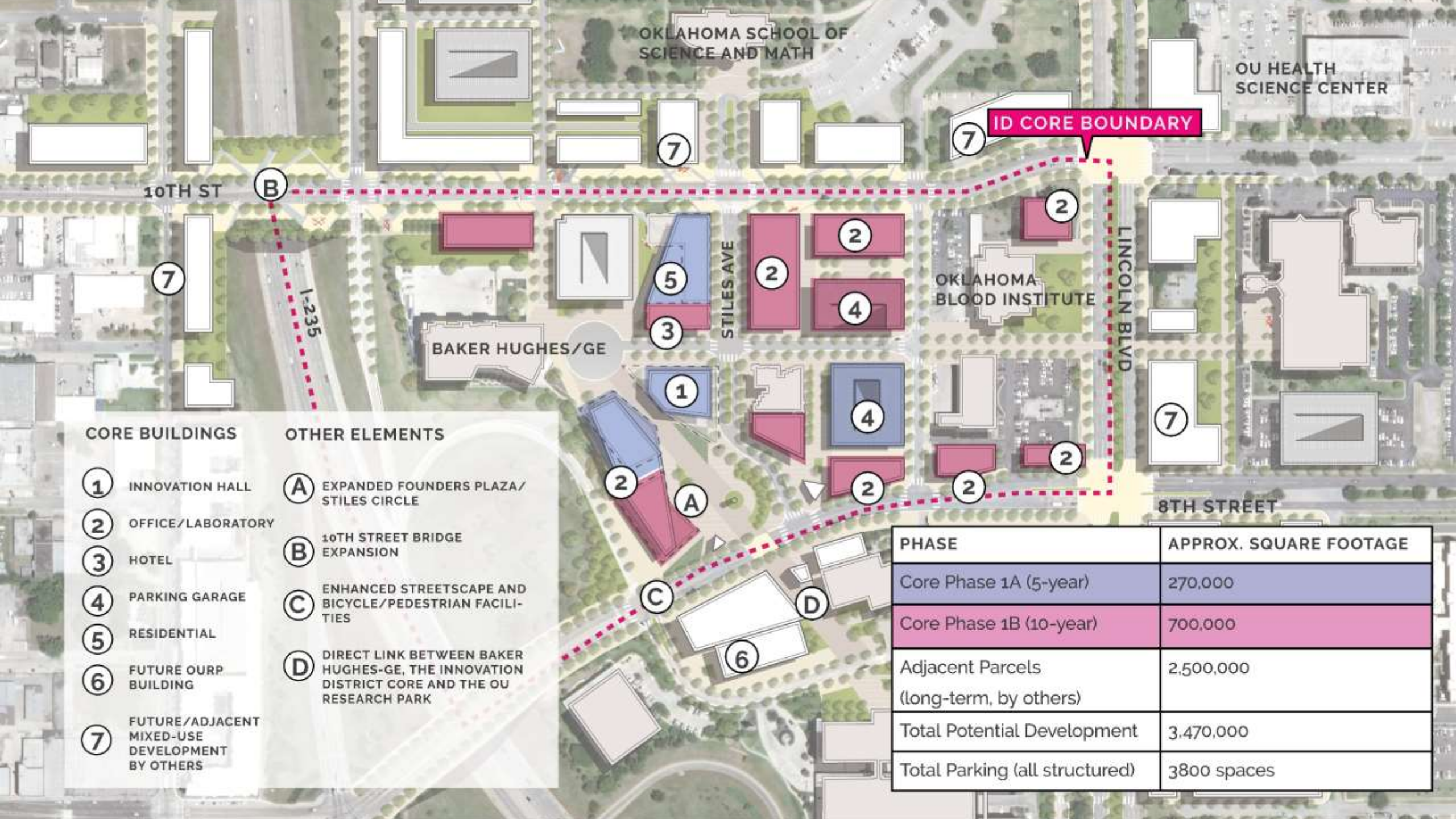
**DEVELOP AND
PRESERVE
AFFORDABLE
HOUSING**

Creating Quality Jobs in the District

The Innovation District will help bring quality jobs to residents of Oklahoma City. The new jobs are likely to exceed the average wage of jobs in Oklahoma County.

The Innovation District development is likely to create spin-off jobs and retail activity.

	# Jobs	Wage for those without a four-year degree
Data Science	737	\$22.83
Engineering/R&D	366	\$19.05
Pharma, Biotech, Health	1237	\$18.11
Average of All Jobs - OK County	n/a	\$19.22



OKLAHOMA SCHOOL OF SCIENCE AND MATH

OU HEALTH SCIENCE CENTER

ID CORE BOUNDARY

10TH ST

B

7

1-235

7

7

2

3

1

2

A

C

D

STILES AVE

2

2

4

4

2

OKLAHOMA BLOOD INSTITUTE

LINCOLN BLVD

7

8TH STREET

CORE BUILDINGS

- 1** INNOVATION HALL
- 2** OFFICE/LABORATORY
- 3** HOTEL
- 4** PARKING GARAGE
- 5** RESIDENTIAL
- 6** FUTURE OURP BUILDING
- 7** FUTURE/ADJACENT MIXED-USE DEVELOPMENT BY OTHERS

OTHER ELEMENTS

- A** EXPANDED FOUNDERS PLAZA/STILES CIRCLE
- B** 10TH STREET BRIDGE EXPANSION
- C** ENHANCED STREETScape AND BICYCLE/PEDESTRIAN FACILITIES
- D** DIRECT LINK BETWEEN BAKER HUGHES-GE, THE INNOVATION DISTRICT CORE AND THE OU RESEARCH PARK

PHASE	APPROX. SQUARE FOOTAGE
Core Phase 1A (5-year)	270,000
Core Phase 1B (10-year)	700,000
Adjacent Parcels (long-term, by others)	2,500,000
Total Potential Development	3,470,000
Total Parking (all structured)	3800 spaces

**\$1.2
BILLION***

**ANNUAL
ECONOMIC
IMPACT**

*Includes impacts of phase 1A and phase 1B only.
All one-time and recurring impacts described throughout this report include direct,
indirect and induced impacts.

6,600

PERMANENT JOBS
CREATED

\$423 million

TOTAL LABOR
INCOME



16%
Engineering R&D



31%
Data Science



53%
Pharma, Biotech, Medical Device & Healthcare

Tax Impact

\$21 million

ANNUAL TAX REVENUE

\$21 million in taxes reflect annual state and local taxes, with \$4.7 million generated from Personal Income Taxes, \$467,000 from Corporate Profit Taxes, and \$16 million from Sales Taxes.

\$6.5 million

ONE TIME CONSTRUCTION IMPACT

\$29-47 million

TAX INCREMENT FINANCING REVENUE

Funding Request

- **Innovation Hall and related infrastructure**
\$20 million
- **Henrietta B Foster Center for Minority Small Business Development and Entrepreneurship**
\$15 million
- **Booker T. Washington Park**
\$5 million
- **Connectivity and Accessibility**
\$30 million
- **Operations Fund**
\$30 million







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